



01454 326846
neil@mwfarringtons.co.uk



PARNALL CRESCENT, YATE, BRISTOL

OIEO £365,000 Freehold

In a fantastic position, in a cul-de-sac location this three bedroom detached home could be your next step up the property ladder!

- Central Yate Location
- Close to Local Amenities
- Cul-de-sac location
- Tucked away position
- Detached family home
- Three bedrooms
- Lapsed planning for extension
- Lounge/Diner
- Integral Wardrobe space

Tucked away and in a quiet cul-de-sac location this three bedroom home is a much welcome addition to the property market. In a central location with great access to local amenities, open green space and schools this detached home is a great step up the property ladder.

The ground level comprises of a handy entrance porch, kitchen with space for appliances, integral garage space and a light, spacious lounge diner with access to the rear garden.

Upstairs is home to an open landing space, three bedrooms with some integral wardrobe space, and a generous family bathroom with separate shower cubicle and contemporary white suite.

Outside the property is blessed with a sunny aspect garden which is predominately laid to lawn with patio dining space, side access and ample parking for several vehicles to the front of the property.

A superb property in a great location, a viewing is strongly advised.

Council Tax Band: Council tax band C

Tenure: Freehold

Entrance Porch

Useful entrance porch, with door to entrance hallway

Kitchen

A range of base and eye level units and ample worktop space with space for fitted appliances

Lounge/diner

A spacious reception room with views over the rear garden, sliding patio doors with access to the outside space.

Bedroom 1

A double room with integral wardrobe space and views to the rear garden.

Bedroom 2

A spacious bedroom currently used as a hobby/craft room with views overlooking the rear garden.

Bedroom 3

A single bedroom with integral wardrobe space with views to the front of the property.

Bathroom

A generous family bathroom with separate shower cubicle, electric shower over bath and a contemporary white suite.

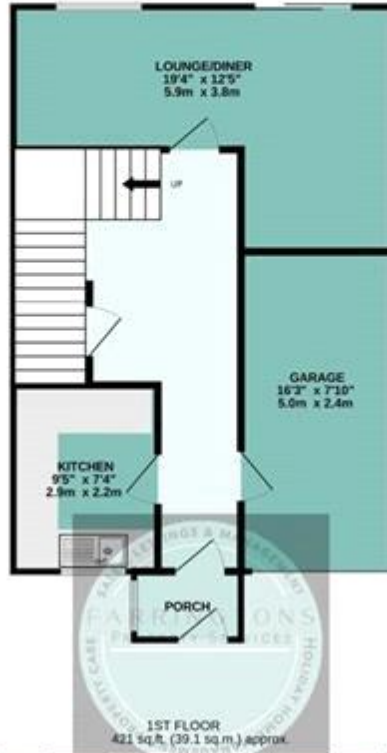
Garage

Useful garage space with electric and power.



PARNALL CRESCENT, YATE, BRISTOL
OIEO £365,000 Freehold

GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Meropix ©2024



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.