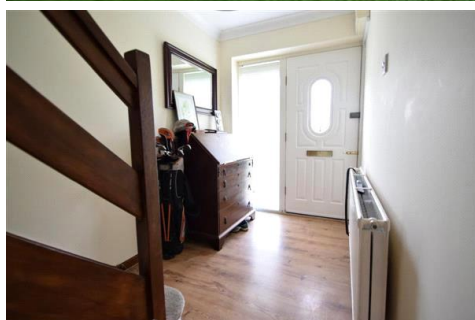




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BREDON, YATE, BRISTOL

SSTC

£270,000 Freehold

A fantastic opportunity to make your mark on a three bedroom, end of terrace property in a popular location of Yate with ample parking, garage and plenty of garden space, it's a perfect purchase for investment or a first step on the property ladder.

- Ideal for First Time Buyers or Investors
- Popular location of Yate
- No Onward Chain
- End of Terrace
- Freehold
- Three bedrooms
- Lounge/Diner
- Integral Wardrobe space
- Ample parking and Garage

A perfect property purchase for first time buyers or investors with plenty to offer!

This three bedroom, end of terrace property is in a prominent position with transport links, schools and amenities a stones throw away.

The ground floor offers a light entrance hallway, galley style kitchen with plenty of worktop space and units and a generous lounge/diner with a dual aspect and doors leading out to the enclosed rear garden.

The upstairs is home to a family bathroom, three bedrooms (two doubles and one single) and some integral storage space.

Outside, the property is blessed with a spacious, enclosed rear garden with plenty of decking, lawn space and established plants.

The property further benefits from a single garage and ample parking for several vehicles.

A wonderful property that could be future family home with bags of potential, call today to arrange your viewing!

Council Tax Band: Band B

Tenure: Freehold

Entrance hall

A light entrance hallway with some under stairs storage and stairs leading up to the first floor.

Kitchen

A galley style kitchen with gas hob, base and eye level units and a back entrance door leading out to the decking area.

Lounge/diner

A spacious, dual aspect room with convenient "nook" which is perfect for housing a desk or extra storage.

Bedroom 1

A double room with integral wardrobe and shelving

Bedroom 2

A double bedroom with views over the rear garden

Bathroom

A family bathroom with over bath shower and a white bathroom suite.

Bedroom 3

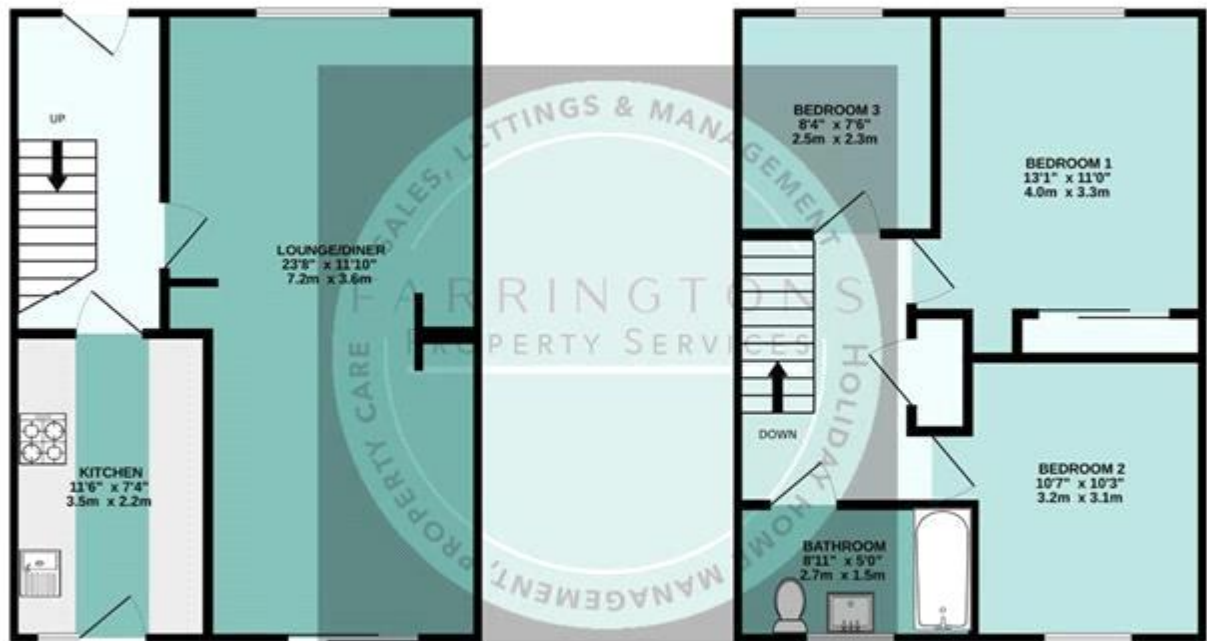
A single bedroom with views to the front of the property.



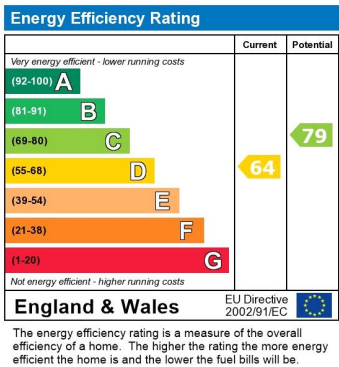
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GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.

1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 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.
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