



STATION ROAD, YATE, BRISTOL

£425,000 Freehold

Offered with NO ONWARD CHAIN, this expansive four bedroom, detached home offers endless opportunity in a central Yate Location.

- Detached Property
- Well Presented Property
- No Onward Chain
- Four Bedrooms
- Popular location of Yate
- Close by to transport links, Schools and Amenities
- Off-street parking
- Private Rear Garden
- Conservatory

Boundless opportunity and full of potential, this four bedroom detached home is a perfect purchase for a growing family. Formally used as a local Bed and Breakfast this tremendous home has plenty of space and offers flexible accommodation; with this in mind the property makes for a very good investment rental property or as a house of multiple occupancy with also being a stones throw away from the local train station and transport links.

Inside the home on the ground level you will find an open entrance hallway, lounge, dining room/bedroom four, downstairs en-suite shower room, kitchen and conservatory.

Upstairs you'll find a further three bedrooms, main family shower room and another two convenient ensuite shower rooms.

The property is blessed with a private, southerly aspect garden complete with low maintenance stone chippings and patio, free standing shed, and convenient side access.

Further benefits to the home include off street parking, gas central heating, double glazing and offered with NO ONWARD CHAIN.

An ideal purchase with plenty to offer, call our office today to arrange your viewing.

Council Tax Band: Band C

Tenure: Freehold

Entrance hall

Open entrance hallway with under-stairs storage and entry to the kitchen and lounge

Lounge

a sizeable lounge area with views to the front of the property and doorway to the ground floor bedroom/dining room.

Bedroom 4

A double room, with adjacent en-suite shower room.

Shower Room

A modern downstairs shower room with three piece suite, sky light, and under sink vanity cupboard.

Kitchen

Galley style kitchen, with ample work top space and units, fitted with appliances, gas double oven and doorway into the conservatory/garden room.

Conservatory

A handy conservatory with an encompassing view of the garden and doorway leading to the outside space.

Shower Room

Main family shower room to the upper level, with a three piece, white contemporary suite, free standing shower and frosted glass window.

Bedroom 2

A double bedroom, with en-suite attached and views over the enclosed rear garden.

En-suite

en-suite shower room situated off the double bedroom, with a three piece suite, and free standing, single shower cubicle.

Bedroom 1

A sizeable double room which some storage space, and en-suite adjacent .

Bedroom 3

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

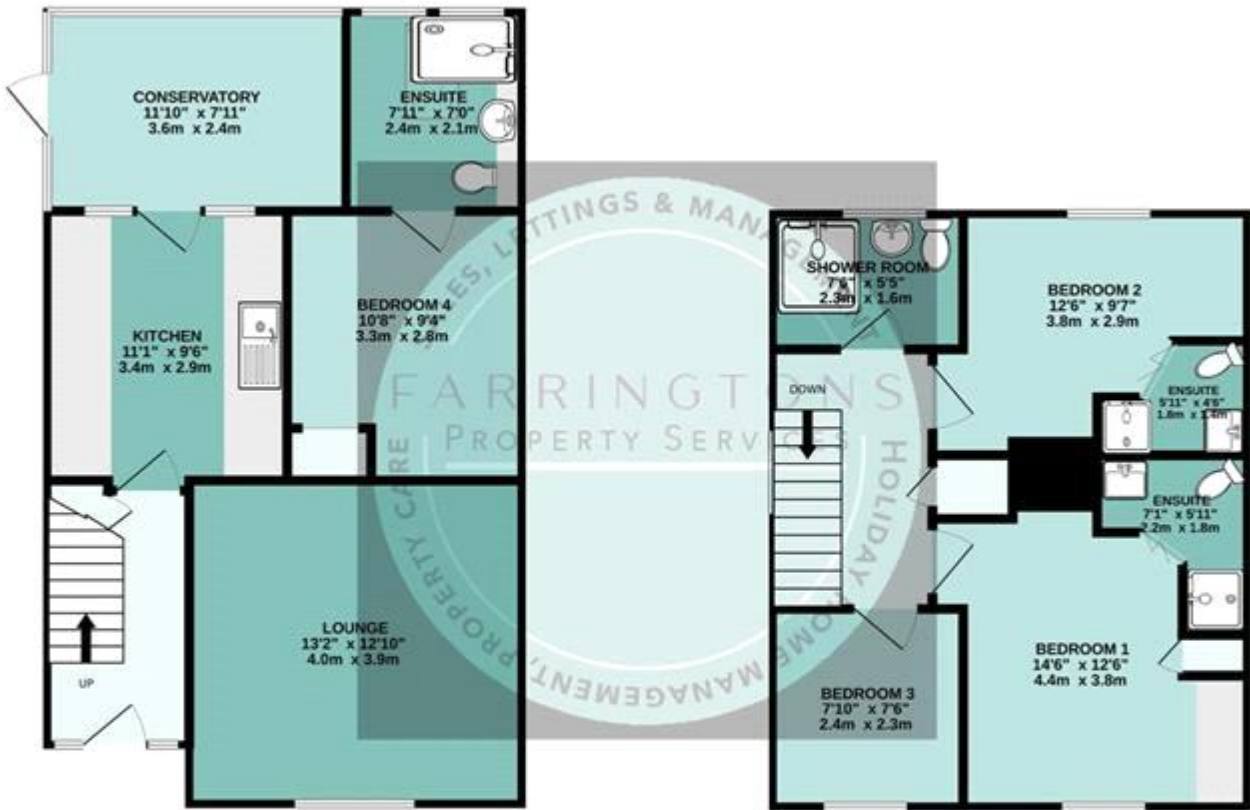


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GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.

1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1011 sq.ft. (93.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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