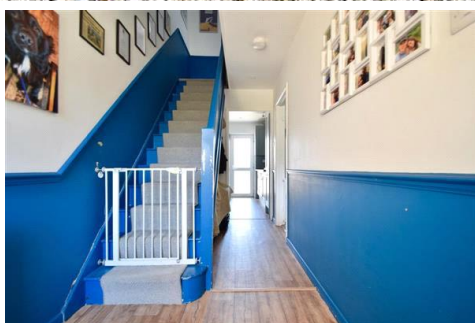




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## BISLEY, YATE, BRISTOL

**£285,000** Freehold

A fabulously presented home which is ready to move into! This recently updated three bedroom terraced property is situated within close proximity to schools and local amenities.

An attractive proposition to first time buyers or investors; get yourself booked in for a viewing today!

- Central Yate Location and Close by to Yate Shopping Centre
- Double Glazing
- Enclosed Private Garden
- Garage and Driveway
- Gas Central Heating with Newly Fitted Boiler
- Overlooking Green Space
- Terraced property

An extensively renovated property with no stone unturned has been tastefully designed by the current owners and is a must see! Being situated in the popular road of Bisley, this well positioned property overlooking green space to the front is in the heart of Yate with access to schools, transport links and local amenities the property is perfect for those looking to purchase their first home or perhaps looking for an investment opportunity.

On entering into the spacious entrance hall you'll find under stairs storage space, and access to the beautifully presented lounge diner and kitchen.

The lounge diner has been designed extremely tastefully, with a bespoke log burner surround with charming wooden features for those cold evenings.

The kitchen has been exquisitely refurbished with all new contemporary units, oak work surfaces and fashionable Belfast sink with additional convenient access to the garden.

Upstairs offers a fantastic family shower room with all new fixtures, as well as two tastefully decorated double bedrooms and one well proportioned single room which is currently used as a home office.

This immaculate home is further benefitted by a well proportioned north facing, well tended garden with plenty of patio space and garage which has recently had the roof replaced.

The property further benefits from double glazing, a newly installed central heating system and a facelift to the front of the property with a new and modern exterior facade.

This welcoming and stylish home is not to be missed, and is sure to be popular so drop us a call to arrange a viewing today.

Council Tax Band: Band B

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Garden details: Private Garden, Rear Garden

### **Entrance hall**

Newly decorated entrance hallway with under-stairs storage, entry to the lounge diner and kitchen with stairs rising to the upper level.

### **Kitchen**

A modernised galley style kitchen with newly fitted base and eye level units, Belfast sink, fitted appliances, integrated wooden sink drainer and tasteful real oak work surfaces.

### **Lounge/diner**

An open dual aspect lounge diner with ample space for seating and dining, with beautifully designed bespoke wood burner and surround, fitted with a flush wooden mantle feature.

### **Bedroom 1**

A generous double bedroom with integral storage and wardrobes and views overlooking the green space to the front of the property.

### **Bathroom**

Upgraded by the current owners complete with a contemporary three piece suite including luxury double shower with mains fed fountain shower head, under sink storage, and concealed WC cistern.

### **Bedroom 2**

A sizeable double room with plenty of space for storage and views overlooking the rear garden.

### **Bedroom 3**

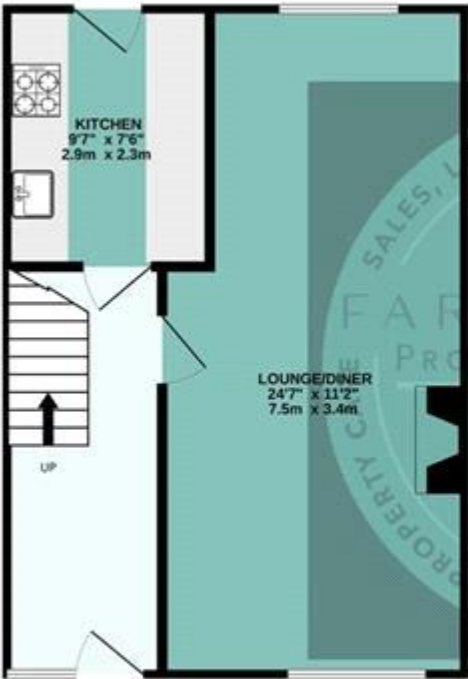
a single bedroom currently used as a home office with views overlooking the front of the property.



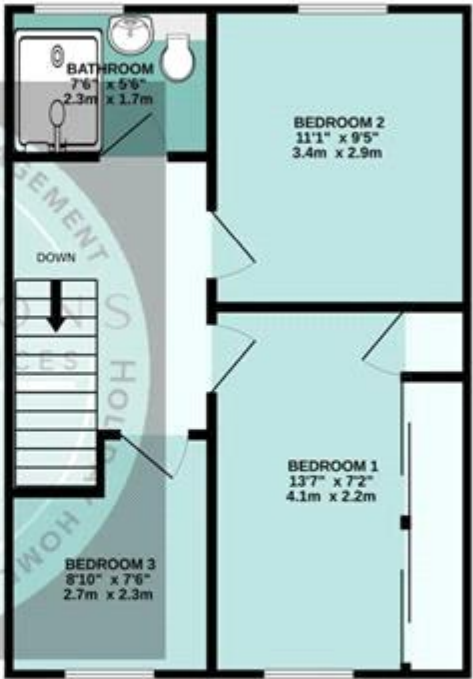


**BISLEY, YATE, BRISTOL**  
**£285,000** Freehold

GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.8 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-) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	69
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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.		



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.