



**01454 326846**

[contact-us@mwfarringtons.co.uk](mailto:contact-us@mwfarringtons.co.uk)



## PRESTBURY, YATE, BRISTOL

**£290,000** Freehold

A fabulously presented home which is ready to move into! This recently updated three bedroom end-of-terrace 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!

- Ideal for First Time Buyers or Investors
- Recently Redecorated Throughout
- Well Presented Throughout
- Three Bedroom End of Terrace Home
- Close by to transport links, Schools and Amenities
- Handy office space

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 Prestbury, 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 extended porch, you enter the hallway where you'll find a downstairs WC as well as storage space which houses the washing machine and tumble dryer, and access to the beautifully presented open plan kitchen diner and lounge space. The lounge has been designed extremely tastefully, with modern carpets and green outlook to the front.

The kitchen diner has been exquisitely refurbished with all new contemporary units, stylish wood style laminate surfaces and ample space for a dining table with additional convenient access to the garden.

Upstairs offers a fantastic family bathroom room, as well as two tastefully decorated double bedrooms and one well proportioned single room.

This immaculate home is further benefitted by a well proportioned, well tended garden with side access to the secure front garden as well as a garage and outdoor office space.

The property further benefits from double glazing, a newly added porch to add to the well presented and modern interior and exterior. 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.

Tenure: Freehold

### **Entrance hall**

The entrance hall is accessed via the extended porch and allows access to the downstairs WC and kitchen diner as well as stairs to the first floor.

### **WC**

The downstairs WC is accessed via the entrance hallway and has a WC and small basin which has a tiled feature.

### **Kitchen/diner**

The kitchen/diner is accessed via the hallway and garden. It has a range of stylish eye level and lower level units as well as well presented wood style worktops. It has an integrated oven and electric hob as well as additional worktop space to house a dishwasher.

### **Lounge**

The lounge is accessed via the kitchen/diner and overlooks the front of the property. It has a large window and is carpeted.

### **Bathroom**

The upstairs bathroom has a pedestal basin, WC and bath over shower, it is laid to laminate flooring.

### **Bedroom 3**

The third bedroom overlooks the front of the property and is accessed via the landing area. This room has a cabin bed built over the stairs.

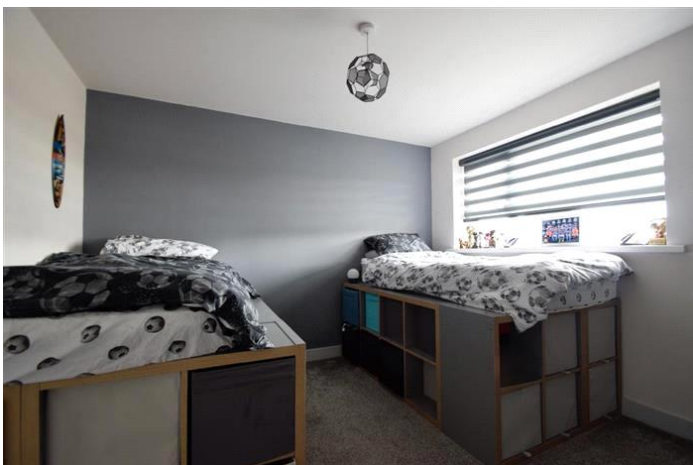
### **Bedroom 2**

The second bedroom overlooks the rear of the property and is laid to carpet. It is accessed via the landing area.

### **Bedroom 1**

The first bedroom houses built in wardrobe space with sliding doors as well as ample space for a large double bed and overlooks the front of the property.





PRESTBURY, YATE, BRISTOL

£290,000 Freehold

GROUND FLOOR  
517 sq ft. (48.0 sq.m.) approx.

1ST FLOOR  
407 sq ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 924 sq ft. (85.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan concerned 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 Metropix ©2025



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.