



Windsor Drive,
Yate,
BS37

£200,000



This semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. Boasting two well-proportioned bedrooms. Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious lounge/diner, perfect for entertaining guests or enjoying family meals. The kitchen is in need of modernisation but provides a functional space for culinary pursuits. The modern shower room adds a touch of contemporary style, ensuring convenience for daily routines. The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. One of the standout features is the southerly facing rear garden, which offers a sunlit retreat for relaxation or outdoor activities. Additionally, the garage with hardstanding in front provides ample storage and parking options, while the front garden areas enhances the property's curb appeal. With no onward chain, this home is ready for you to move in and make it your own. Whether you are looking to settle down or invest, this semi-detached house on Windsor Drive is a fantastic choice, combining comfort and convenience. Don't miss the chance to view this property and envision your future here.



Entrance Hall

Double glazed door to front, storage cupboard, stairs to first floor, radiator.

Lounge/Diner

Double glazed window to front and rear, radiator.

Kitchen 9'9" x 9'5"

Double glazed window to rear, double glazed door to rear, wall and base units, work surfaces, radiator.

Landing

Cupboard housing gas combination boiler, access to loft space.

Shower Room

Double glazed window to rear, double shower cubicle area, pedestal wash hand basin, W/C, tiled walls, radiator.

Bedroom One 14'4" x 10'5"

Double glazed window to front, built in double wardrobe, radiator.

Bedroom Two 12'8" x 9'6"

Double glazed window to rear, radiator.

Rear Garden

Laid to gravel stones,.

Front Garden

Laid to gravel stones and further garden area on other side of driveway laid to gravel stones.

Garage

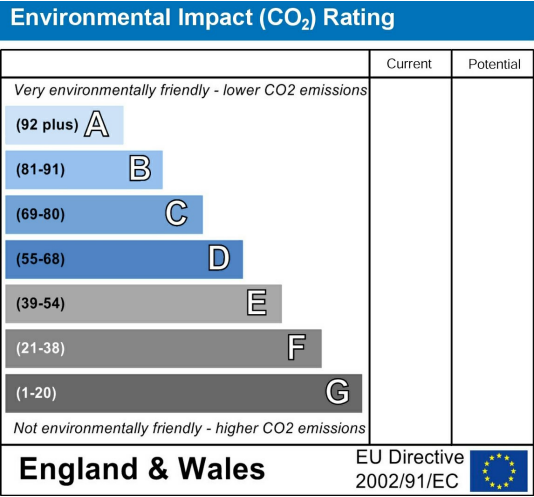
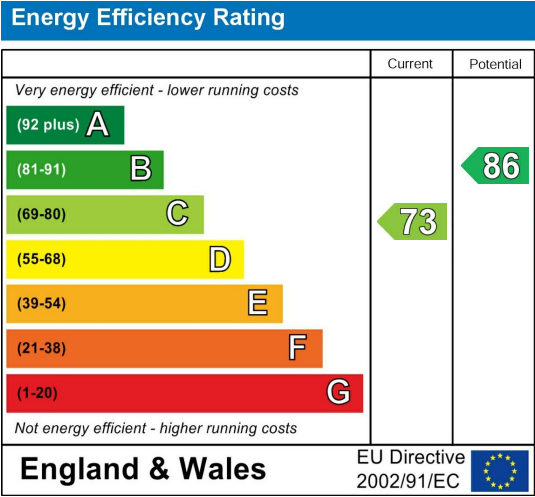
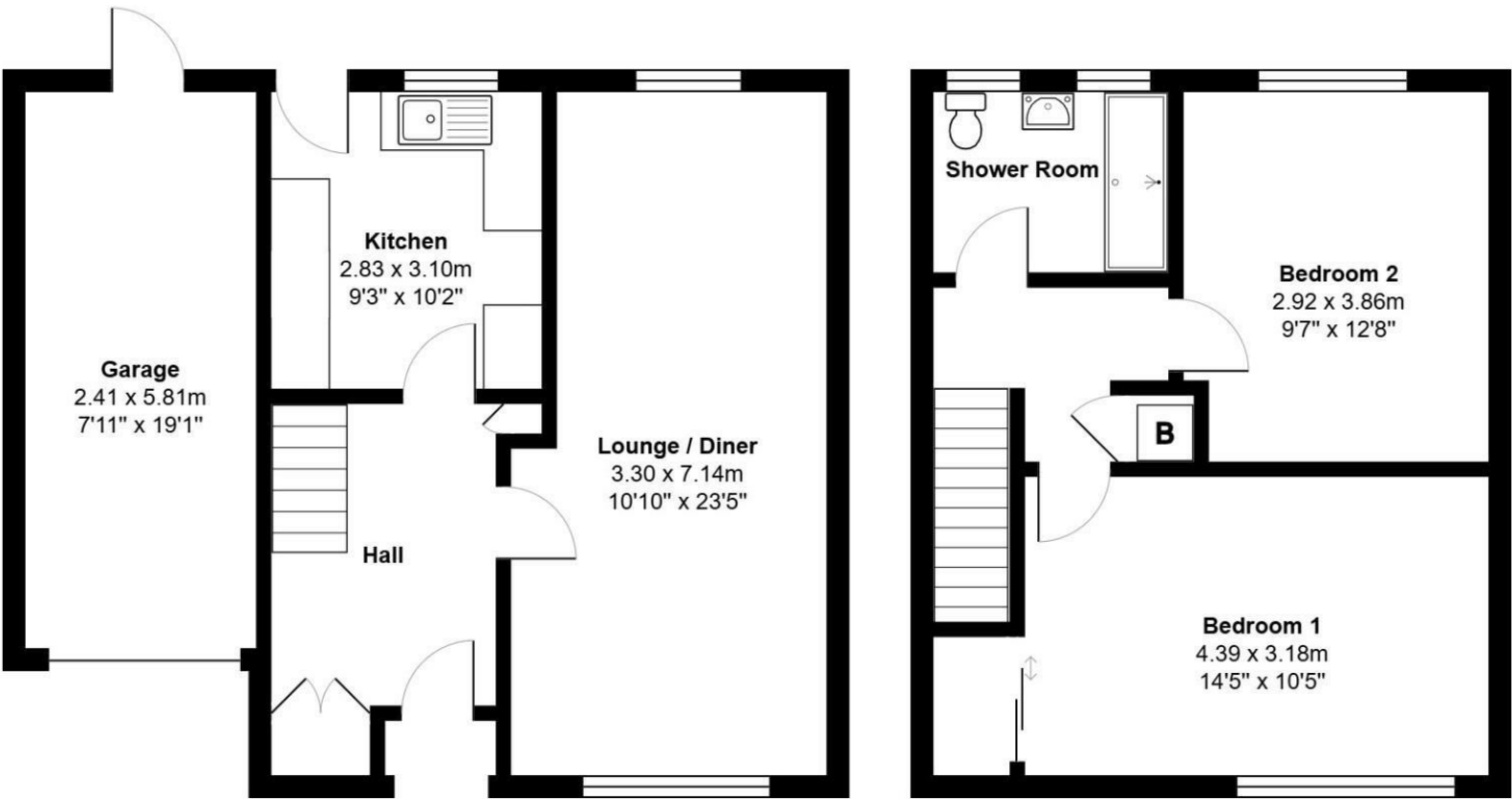
Single garage with personal door to rear garden and driveway.

Agents Note

“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”

Tenure: Freehold
Council Tax Band: B

- Semi Detached House
- Entrance Hall
- Lounge/Diner
- Kitchen
- Modern Shower Room
- Two Bedrooms
- Gas Central Heating, Double Glazing
- Southerly Facing Rear Garden
- Garage with hardstanding in front
- No Chain



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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