



Celestine Road,
Yate,
BS37

£250,000



This delightful mid-terrace house offers a perfect blend of comfort and practicality. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. Upon entering, you are welcomed by an attractive entrance hall that leads to a convenient downstairs cloakroom, enhancing the functionality of the home. The inviting lounge provides a warm and relaxing atmosphere, perfect for unwinding after a long day. The heart of the home is undoubtedly the kitchen/diner, which offers ample space for family meals and entertaining guests, making it a wonderful gathering spot. The family bathroom is thoughtfully designed, catering to the needs of the household. The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Outside, you will find a fine-sized garden, providing a lovely outdoor space for children to play or for hosting summer barbecues. This property not only offers comfortable living but also the potential for personalisation to make it your own. With its convenient location in Yate, residents can enjoy easy access to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. This three-bedroom home is a fantastic opportunity for anyone seeking a blend of space, comfort, and convenience in Bristol.



Entrance Hall

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

Downstairs Cloakroom

Double glazed window to front, wash hand basin, W/C, radiator.

Lounge 17'8" x 10'5"

Double glazed window to rear, feature fire place with electric fire, box style radiator, double glazed patio door to rear garden.

Kitchen/Diner 15'8" x 9'1"- 8'0"

Double glazed window to front, range of wall and base units, work surfaces, stainless steel single drainer one and a half bowl sink unit, tiled splashbacks, space for oven, extractor hood, space for washing machine, Valiant gas boiler, storage cupboard, radiator.

Landing

Access to loft space, storage cupboard.

Bedroom One 12'7" x 10'7" (to inside of wardrobes)

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Two 13'8" x 9'1"

Double glazed window to rear, radiator.

Bedroom Three 9'5" x 8'3"

Double glazed window to rear, radiator.

Bathroom

Double glazed window to front, bath with shower over, wash hand basin, W/C, part tiled, radiator.

Front Garden

Laid to lawn.

Rear Garden

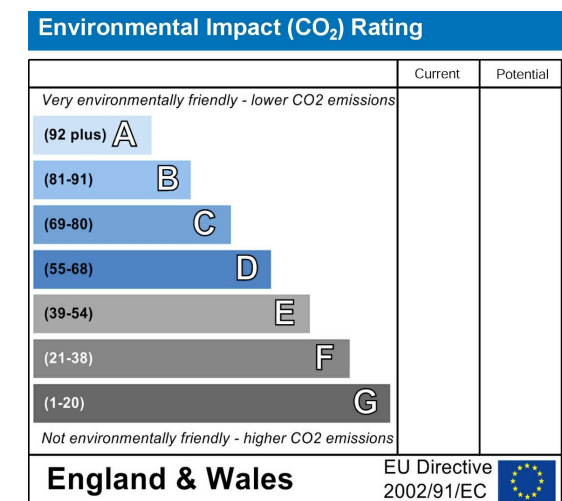
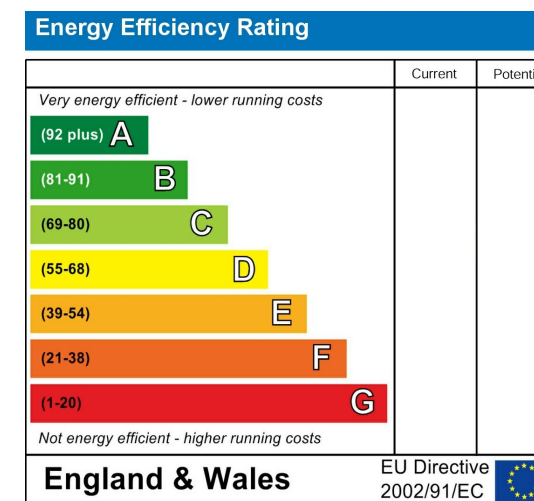
Laid to lawn, patio, storage shed, garden shed, gravel stone bed bushes, garden gate to rear.

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

- Three Bedroom Property
- Entrance Hall
- Downstairs Cloakroom
- Lounge
- Kitchen/Diner
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Fine Sized Garden



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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