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Cleeve Road, Yate, BS37

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Yate,
BS37

£260,000

3 1 2 F

This end-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The entrance hall welcomes you into the home, leading to two inviting reception rooms that provide ample space for relaxation and entertaining. The fitted kitchen is both practical and functional, making meal preparation a pleasure. The bathroom is conveniently located, serving the needs of the household with ease. Natural light floods the home, thanks to the double glazing, creating a warm and inviting atmosphere throughout.

One of the standout features of this property is the garage, providing secure parking and additional storage options. Furthermore, the location is superb, as it is within walking distance to the Yate Shopping Centre, offering a variety of shops, cafes, and amenities to cater to your everyday needs.

This end-terrace house on Cleeve Road presents an excellent opportunity for those looking to settle in a vibrant community with easy access to local conveniences. Whether you are a first-time buyer or seeking a family home, this property could appeal. Don't miss the chance to make this house your new home.

ENTRANCE PORCH
Double glazed sliding door to front, tiled floor.

ENTRANCE HALL
Entrance door, sealed double glazed screen, stairs to first floor, tiled floor.

LOUNGE 13'11" x 10'7" - 11'9"
Double glazed window to front, feature fire place with gas fire.

DINING AREA 9'4" x 8'4"
Double glazed window to rear.

KITCHEN 9'4" x 9'1"
Double glazed window to rear, range of wall and base units, work surfaces, one and a half bowl single drainer sink unit, electric oven and hob, integral fridge freezer, washing machine, tumble dryer, double glazed door to rear garden.

LANDING
Access to loft space.

BEDROOM ONE 13'4" x 9'10"
Double glazed window to front,

BEDROOM TWO 10'0" x 9'10"
Double glazed window to rear.

BEDROOM THREE 8'6" x 7'11"
Double glazed window to front.

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

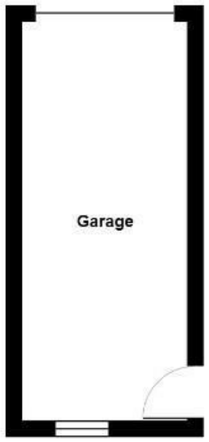
FRONT GARDEN
Mainly laid to lawn.

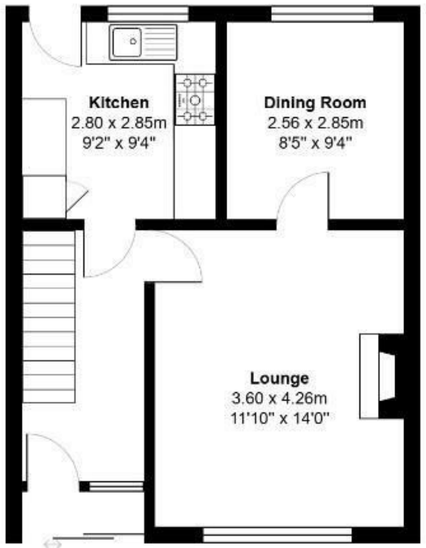
REAR GARDEN
Laid mainly to gravel stones.

GARAGE 17'4" x 8'9"
Single up and over door, power and light, personal door, double gate.

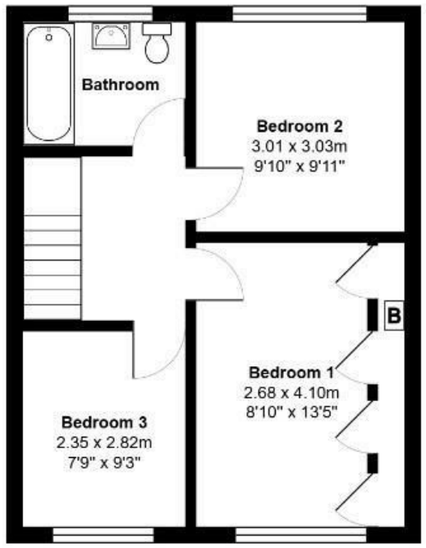
Agents Note
“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before 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



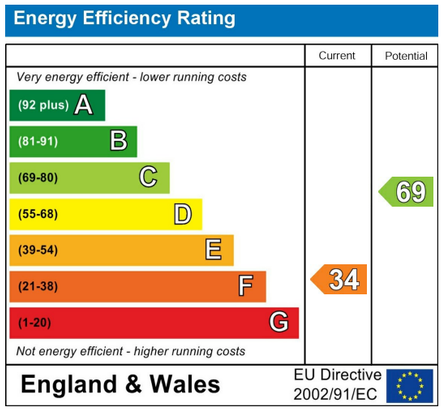


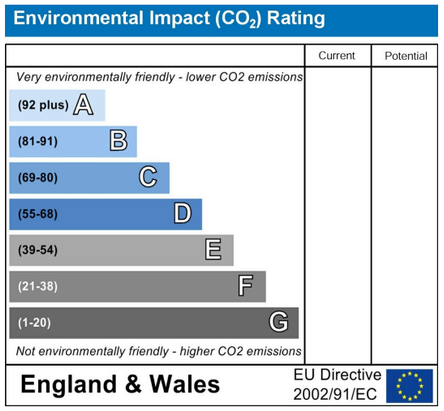
Area: 40.2 m² ... 433 ft²



Area: 40.2 m² ... 433 ft²

- End Of Terrace
- Entrance Hall
- Lounge
- Dining Area
- Fitted Kitchen
- Bathroom
- Three Bedrooms
- Double Glazing
- Garage
- Walking Distance to Yate Shopping Centre





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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