



ASKING PRICE

**£295,000**

**Sunningdale**

Yate, BS37 4HD



## PROPERTY SUMMARY

This well presented three bedroom terraced home offers great space and comfort throughout. It features a handy porch and entrance hallway, leading into a spacious full length living and dining room, ideal for relaxing or entertaining. The modern kitchen opens directly onto the rear garden. Upstairs, you'll find a substantial principal bedroom with built in wardrobes, two further well sized bedrooms, and a family bathroom. There's also loft access for extra storage.

Outside, both the front and rear gardens are low maintenance with a patio area to the rear which is ideal for entertaining, and there's potential to drop the kerb at the front to create driveway parking.

The sellers have also carried out the following works during their ownership: a full house rewire with addition of usb charging ports, plastering in every room, new front door and built under stairs storage.

3



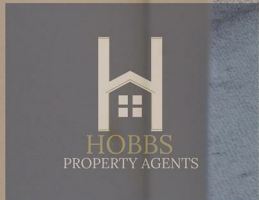
1



2











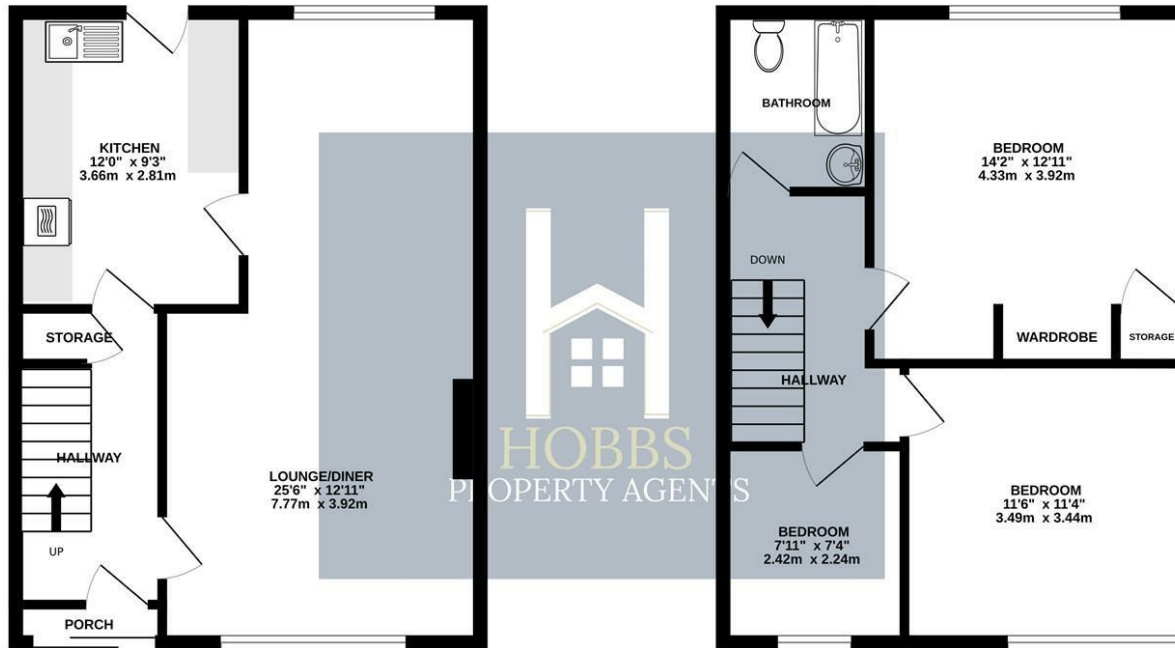






GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.

1ST FLOOR  
480 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 956 sq.ft. (88.8 sq.m.) approx.

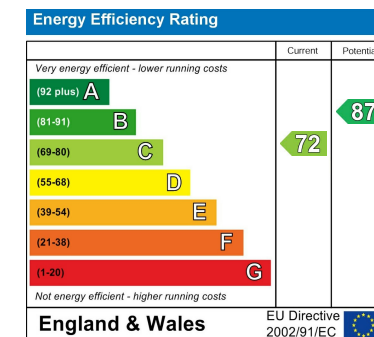
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



#### OFFICE DETAILS

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