

ASKING PRICE

**£280,000**

**Buckthorn Court**

Yate, BS37 7DG

## PROPERTY SUMMARY

This lovely terraced home, built in 2017, is perfect for modern living. Step inside and you're greeted by a welcoming entrance hall with a handy cloakroom just off to the side. The spacious living room feels bright and open, flowing into a kitchen and dining area. Double doors lead out to the rear garden, and there's a useful storage cupboard tucked away too. Upstairs, you'll find two comfortable double bedrooms and a stylish bathroom, along with loft access for extra storage.

Outside, the garden is low maintenance with a patio area that steps down to a lawn, ideal for relaxing on sunny days. There's also driveway parking for two cars right at the front.

2



1



2



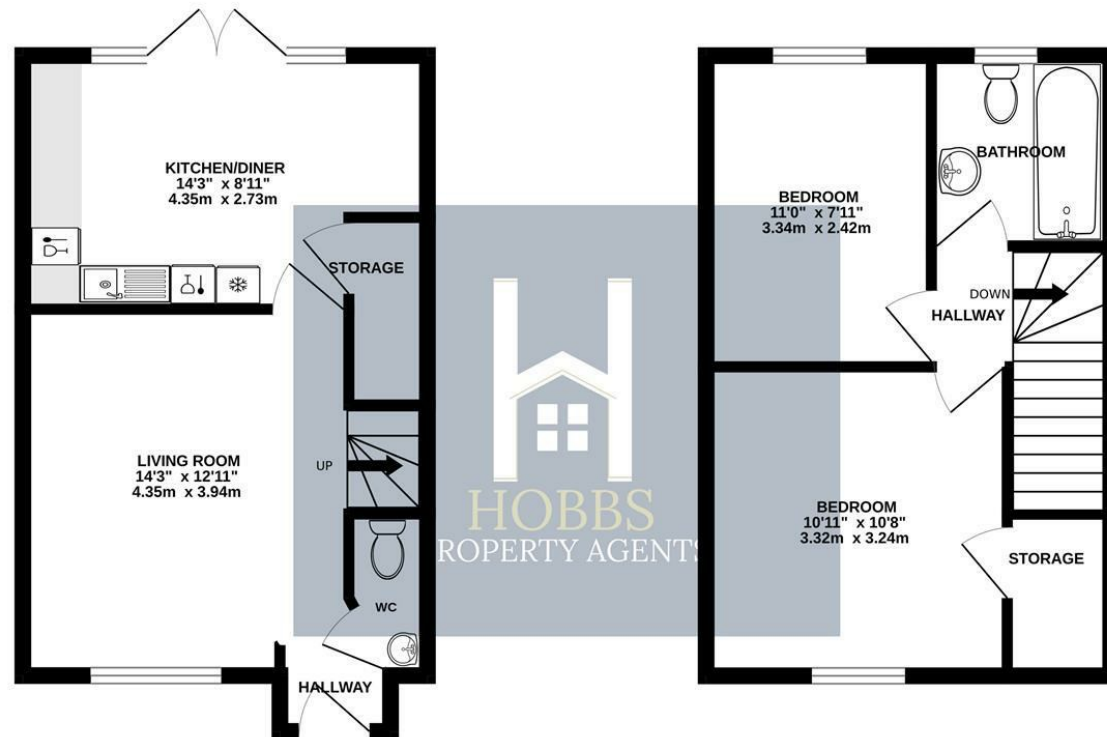






GROUND FLOOR  
320 sq.ft. (29.7 sq.m.) approx.

1ST FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA: 632 sq.ft. (58.7 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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