



ASKING PRICE

£305,000

Cherington

Yate, BS37 8UY

PROPERTY SUMMARY

This fantastic and nicely presented three bedroom end of terrace home offers an inviting and spacious layout throughout. The entrance hall leads into a generous living room that provides a warm and welcoming space. To the rear of the property is an impressive kitchen and dining area, designed as a family room, with doors opening directly to the garden and windows that fill the space with natural light. Upstairs there are three well proportioned bedrooms along with a modern family bathroom. Loft access can be found on the landing.

Externally, the property benefits from a low maintenance rear garden featuring a spacious patio area. To the rear, there is a covered seating area, perfect for entertaining during the warmer months. The front garden is well established and enjoys views towards the playing field, with a pathway leading to the front door. The property also has a garage which is fitted with lights / power and off road parking.

3



1



2



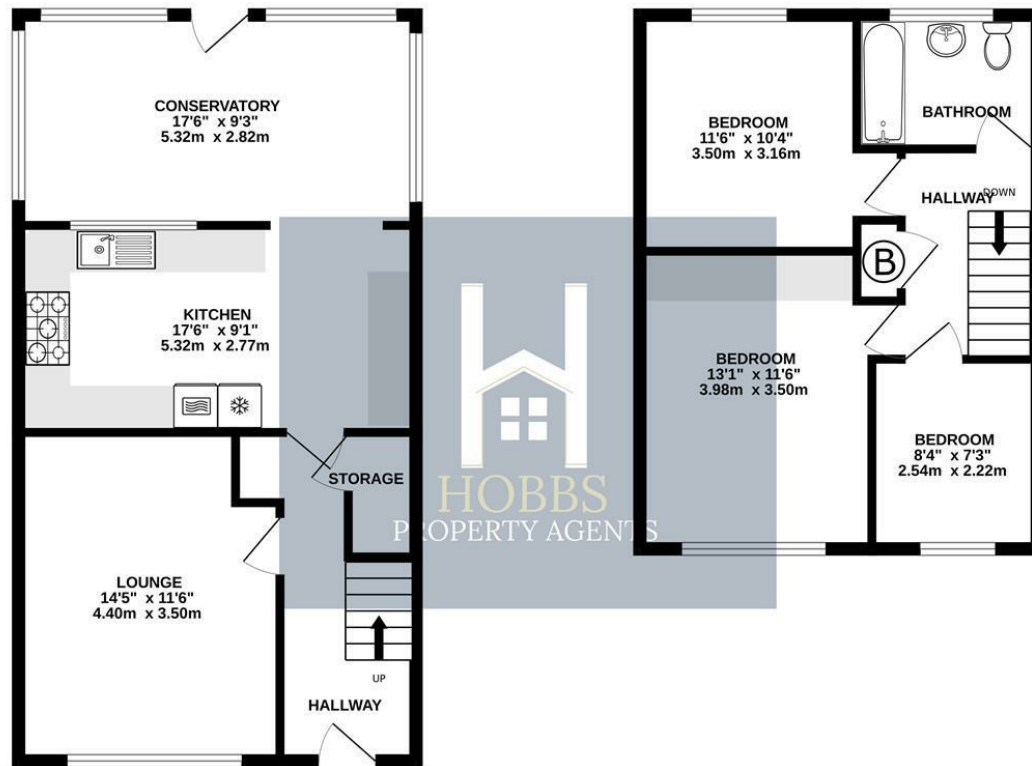






GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.2 sq.m.) approx.

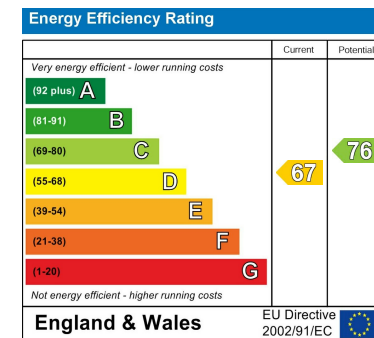
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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