



ASKING PRICE

£274,000

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



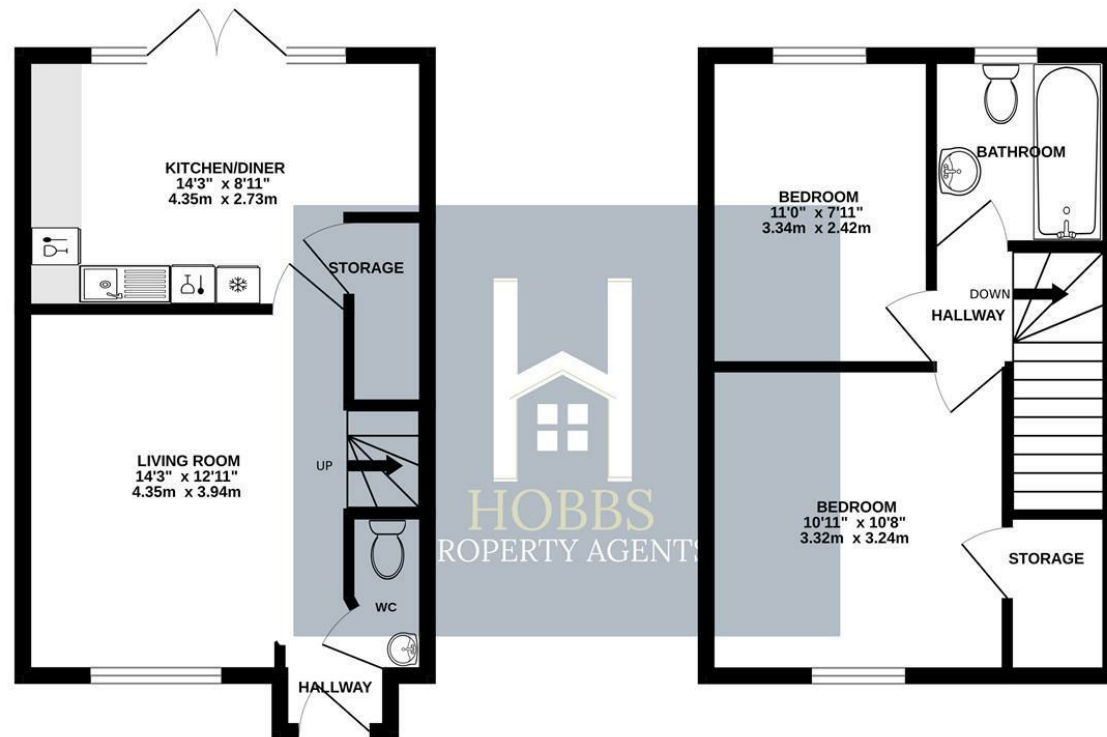






GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.

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) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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OFFICE DETAILS

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