



£280,000

Mountbatten Close

Yate, BS37 5TE

PROPERTY SUMMARY

A well presented and attractive home offering generous living space and a practical layout throughout. The property is entered via a welcoming porch which leads into a bright and spacious living and dining room with stairs rising to the first floor. To the rear is a well appointed kitchen with views over the garden, complemented by doors that open directly outside, creating a natural flow between indoor and outdoor living. Upstairs, the accommodation comprises two good sized double bedrooms together with a family bathroom.

Externally, the property benefits from a driveway providing off road parking to the front. To the rear is a spacious enclosed garden featuring a patio area and lawn, offering an ideal space for relaxing, entertaining, and family use.

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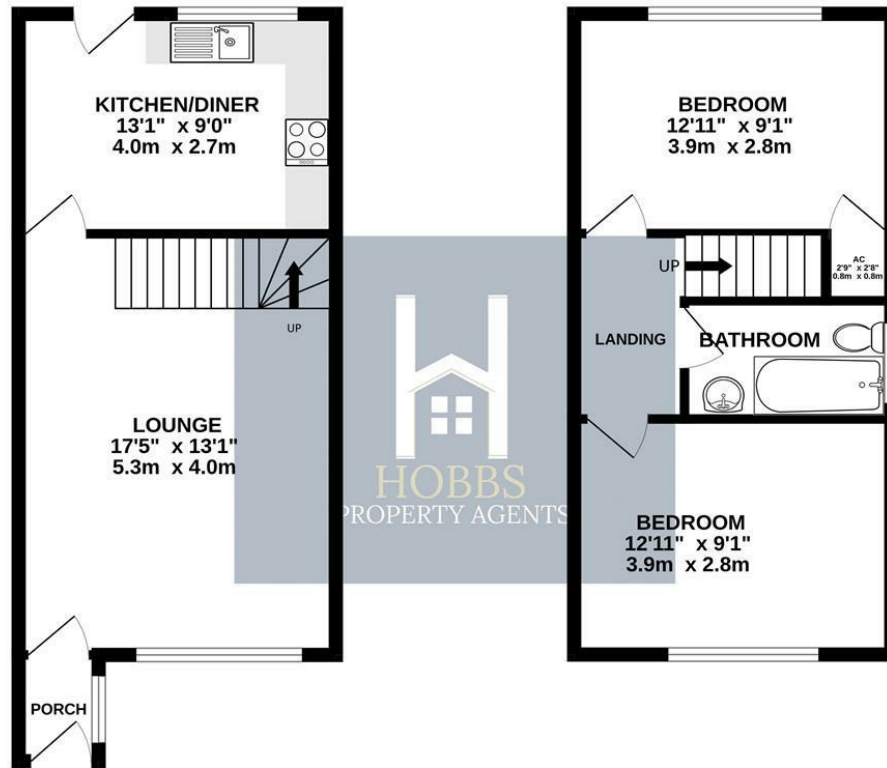






GROUND FLOOR
361 sq.ft. (33.6 sq.m.) approx.

1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		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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