

ASKING PRICE

**£315,000**

**48 Kingscote**

Yate, BS37 8YD



### PROPERTY SUMMARY

This three bedroom semi detached home is well presented and offers a comfortable layout throughout. The entrance hallway leads to a cloakroom with wc/, a spacious lounge with bay window and pleasant view to the front aspect. There is a separate dining room with doors that open out to the garden. The kitchen is practical and well laid out, making it ideal for everyday use.

Upstairs there are three good sized bedrooms and a family bathroom that includes both a bath and a separate shower. The landing has an airing cupboard and provides access to the loft.

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Outside, the front garden is laid to lawn and provides a neat approach to the property. The rear garden includes a patio area suitable for seating and a lawn for entertaining during the warmer months. There is also a garage and off road parking for a car on the driveway.

3



1



2





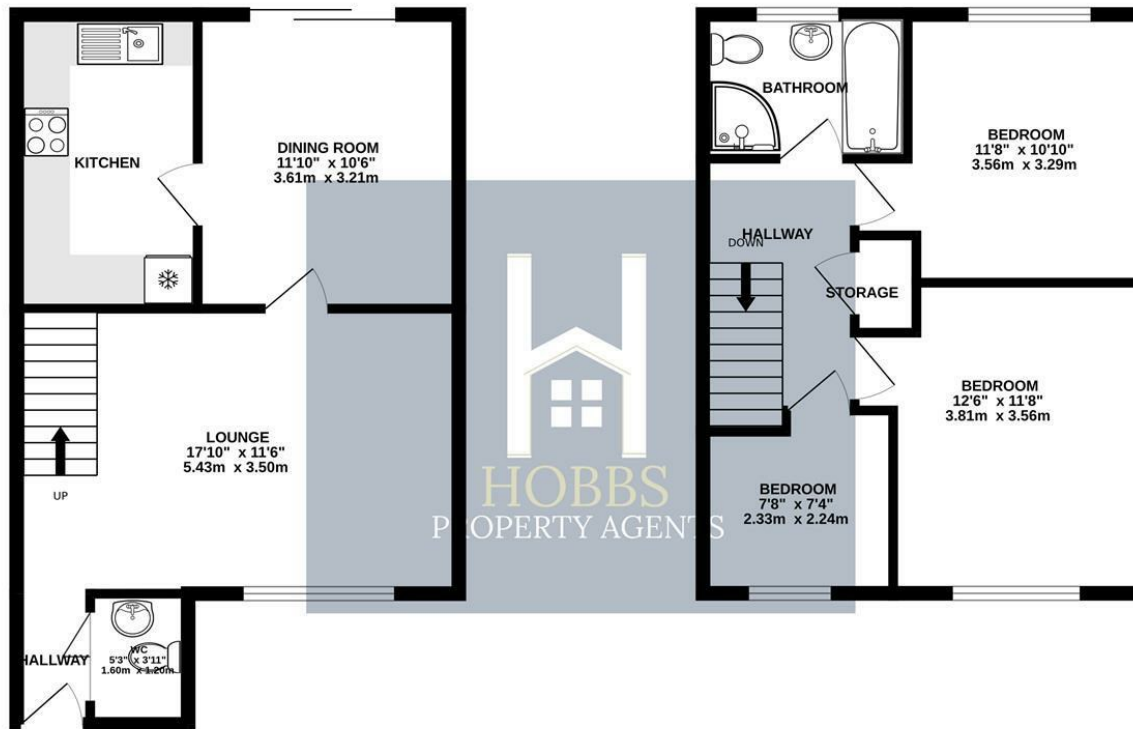






GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.

1ST FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 866 sq.ft. (80.4 sq.m.) approx.

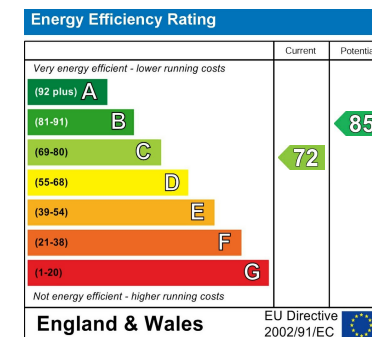
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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