



GUIDE PRICE

£395,000

Melrose Avenue

Yate, BS37 7AP

PROPERTY SUMMARY

You enter the property into a welcoming hallway with access to all ground floor rooms. At the front, there's a good sized dining room with a bay window, giving plenty of natural light and space for a family table or entertaining.

Towards the rear is a comfortable lounge overlooking the garden, a great spot to relax or unwind. The kitchen sits just off the lounge and has space for modern units and appliances, along with a door leading into an outhouse with access to the rear garden. There's also a handy downstairs shower room off the hallway.

Upstairs, the property offers four well sized bedrooms along with a family bathroom which includes a bath, wash basin, and WC. Access to a spacious loft can be found on the landing which is partially boarded.

Outside, the property features a driveway laid to stone, providing parking for multiple vehicles, with an outhouse positioned to the side. The rear garden is of a fantastic size, mainly laid to lawn, offering excellent potential to extend to the side and rear, as well as the possibility to build a garage (subject to planning permission).

4



2



3









GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.

1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.8 sq.m.) approx.

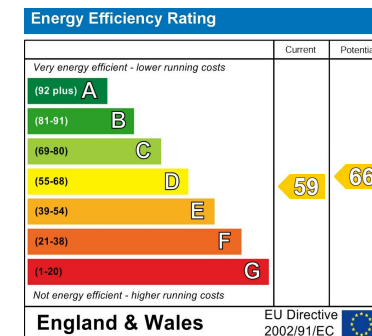
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2025

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

01454 529 024

sales@hobbspropertyagents.co.uk