



£265,000
Blackberry Close
Yate, BS37 7DE

PROPERTY SUMMARY

As you step inside, you're welcomed by a bright entrance hall with a handy cloakroom. The living room is spacious and light, flowing nicely into the kitchen and dining area, making it a great space to relax or entertain. The kitchen features ample storage and integral appliances. Double doors open out to the rear garden, and there's also a useful storage cupboard neatly tucked away. Upstairs, you'll find two comfortable double bedrooms along with a stylish bathroom. There's also loft access, offering some extra storage space when needed.

Externally, the property benefits from a block paved driveway with parking for two cars, side by side. The rear garden is level and mainly laid to lawn with a patio area off the kitchen. The rear garden is also fully private and boasts plenty of space for entertaining.

2



1



2









GROUND FLOOR
331 sq.ft. (30.7 sq.m.) approx.

1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq.ft. (58.0 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		
(81-91) B		
(69-80) C	78	83
(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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