



**£335,000**  
**Rectory Close**

Yate, BS37 5SD

## PROPERTY SUMMARY

The property opens into an entrance hall with stairs rising to the first floor. The ground floor offers a bright living room / dining room with doors opening directly onto the rear garden, creating an excellent space for everyday living and entertaining. The kitchen is positioned adjacent and provides access via doors to the side of the property.

Upstairs, the first floor comprises two well proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes, along with a good sized single bedroom. The accommodation is completed by a modern family bathroom fitted with both a bath and a separate shower. Loft access is also available from the landing.

Externally, the property enjoys spacious front and rear gardens designed for low maintenance. To the rear there is a garage with an allocated parking space, providing practical storage and off road parking.

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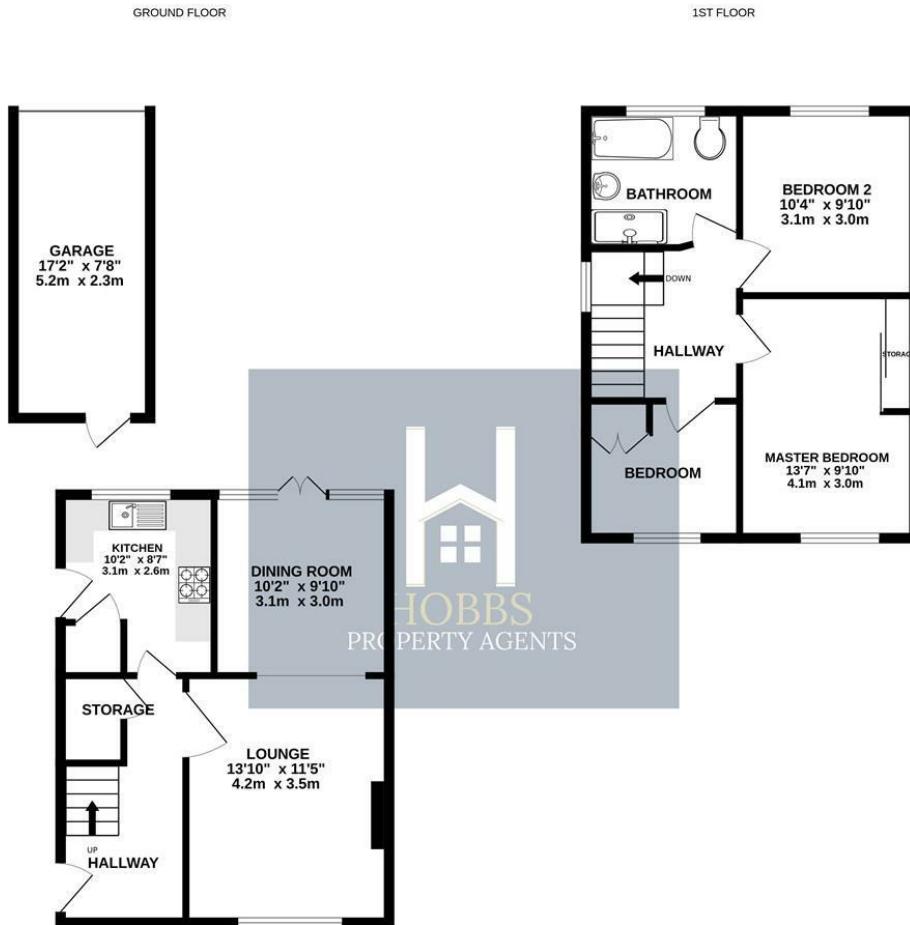
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