



15 WARNER LANE,
YATE, BS37 7EP

GOODMAN
& LILLEY



Entrance Hall

Door to front aspect, double cupboard housing boiler plus shelving, stairs rising to first floor, radiator.

WC

Low level W.C., pedestal wash hand basin, wood effect flooring and a radiator

Kitchen/Diner/ Family Room

Double glazed French doors to the rear aspect with double glazed panels to each side, wood effect flooring, under stairs cupboard, open to Hallway, modern fitted kitchen with a range of wall and base units, integrated fridge freezer, integrated washer dryer and dishwasher, integrated gas hob and electric oven with extractor over, 1 and 1/2 bowl stainless steel sink and drainer.

Bedroom 4/ Study

Double glazed window to the front aspect, wood effect flooring, radiator.

First Floor Landing

Stairs rising from ground floor and stairs rising to second floor, open aspect to Lounge plus door to Bedroom one, radiator.

Lounge

Double glazed full length window plus a further double glazed window to the rear aspect, media and TV points and a radiator.

Bedroom 1

Two double glazed windows to the front aspect, door to en-suite and a radiator.

En-suite

Double shower cubicle, wood effect flooring, wash hand basin with tiled splashback inset into vanity unit, W.C., shaver point and a radiator.

Second Floor Landing

Doors to all rooms

Bedroom 2

Double glazed sky light to the rear aspect, restricted head height and a radiator.

Bathroom

Panel bath with shower over, part-tiled walls, wash hand basin with mixer tap inset into a vanity unit with tiled splash backs, wood effect flooring, W. C., and a radiator.

Bedroom 3

Double glazed window to the front aspect, restricted head height, storage cupboard, wood effect flooring and a radiator.

Gardens

Fully enclosed by way of boundary fencing with gated access, pergola, area laid to decorative chippings, bin store and outside power.

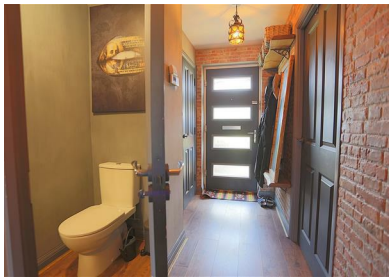
Garage and Parking

Up and over door, French drains, eaves storage and off-street parking in front of the garage.

-
- 3 Bedroom Semi-Detached Townhouse
 - Two Bathrooms
 - Great Location
 - Open Plan Kitchen/Dining/Family Room
 - Built in 2021
 - Garage and Parking

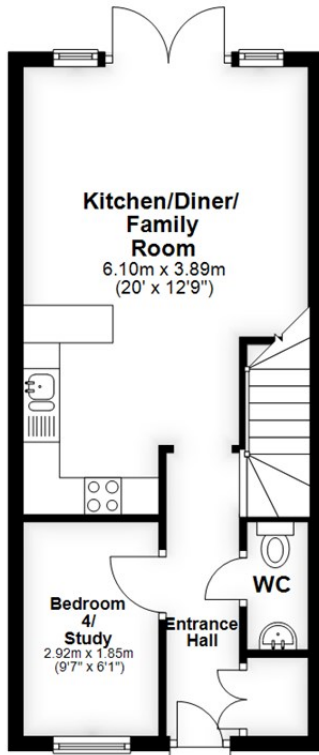


£360,000



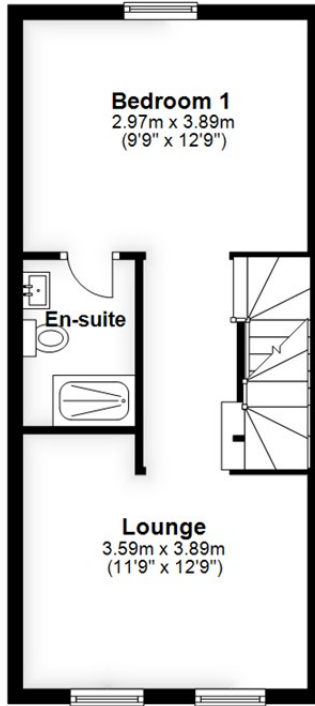
Ground Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



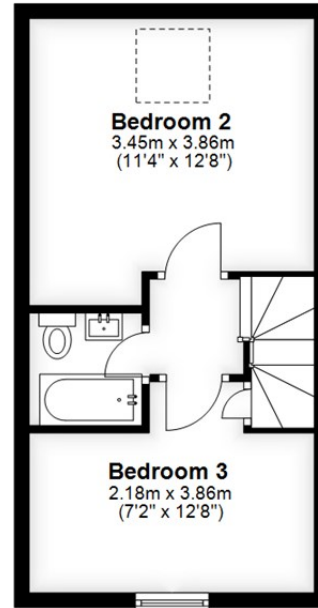
First Floor

Approx. 36.8 sq. metres (396.5 sq. feet)



Second Floor

Approx. 33.4 sq. metres (360.0 sq. feet)



Total area: approx. 108.9 sq. metres (1172.0 sq. feet)

HENLEAZE - 0117 2130777

henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440

sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333

shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.