

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Chedworth

Yate, Bristol, BS37 8RX

£230,000



This semi-detached house presents an excellent opportunity for those looking to create their dream home. With two well-proportioned bedrooms and a comfortable reception room, this property offers a welcoming atmosphere for families or couples alike. Upon entering, you are greeted by an entrance porch that leads into a spacious lounge, perfect for relaxation or entertaining guests. The kitchen, while in need of modernisation, provides a blank canvas for culinary enthusiasts to design a space that suits their needs. The property also features a bathroom and a conservatory, which allows for an abundance of natural light and offers a lovely view of the surrounding gardens. The outdoor space is a true highlight, with gardens that provide ample room for gardening or outdoor activities. Additionally, the property benefits from off-road parking, ensuring convenience for residents and visitors alike. Importantly, this home is offered with no onward chain, making the purchasing process smoother for prospective buyers. While the property requires some modernisation, it holds great potential for those looking to invest in a home that they can truly make their own. This semi-detached house is a fantastic opportunity for anyone seeking a project in a lovely community. \*\*



### ENTRANCE PORCH

Double glazed door to front, double glazed window to side.

### LOUNGE 15'4" x 11'4" (4.67m x 3.45m)

Double glazed window to front, feature fire place, stairs to first floor, laminate flooring.

### KITCHEN 11'4" x 7'0" (3.45m x 2.13m)

Double glazed window to rear, wall and base units, stainless steel single drainer unit, work surfaces, understairs cupboard, laminate flooring.

### CONSERVATORY 11'8" x 7'7" (3.56m x 2.31m)

Single glazed conservatory, single glazed door to rear garden.

### BEDROOM ONE 11'5" x 10'0" (3.48m x 3.05m)

Double glazed window to front.

### BEDROOM TWO 11'4" x 7'2" (3.45m x 2.18m)

Double glazed window to rear.

### BATHROOM

Double glazed window to side, bath, pedestal wash hand basin, W/C ( in need of repair ), part tiled tiled floor.

### FRONT GARDEN

Laid to block pavier.

### REAR GARDEN

Lawn, patio, gravel stone border, shrubs.

### PARKING

Off road parking to side of property.

### AGENTS NOTE

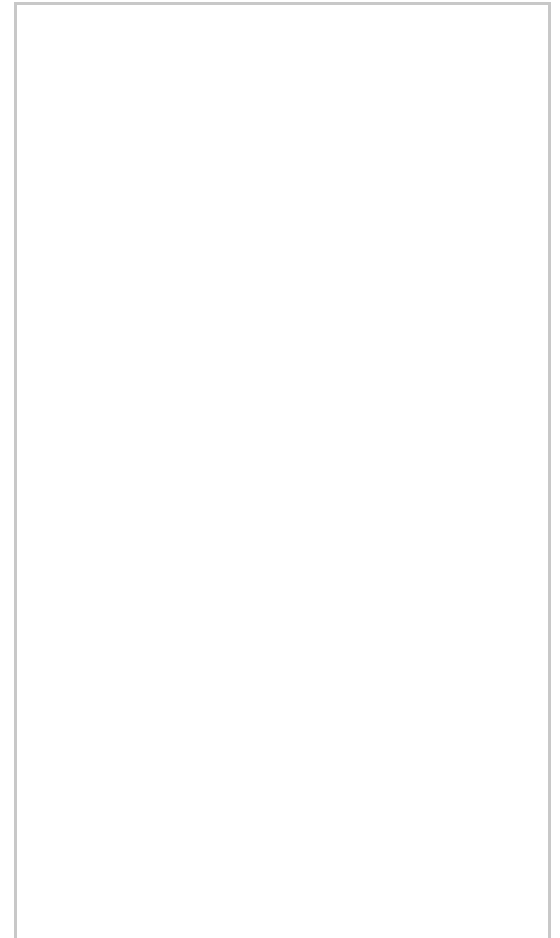
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\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.\*\*

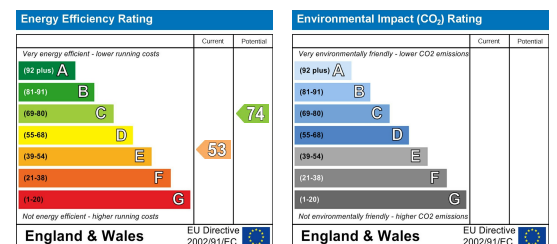
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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