HUNTERS®
HERE TO GET *you* THERE

Canterbury Close,Yate, Bristol BS37 5TX

Canterbury Close, Yate, Bristol, BS37 5TX

£190,000

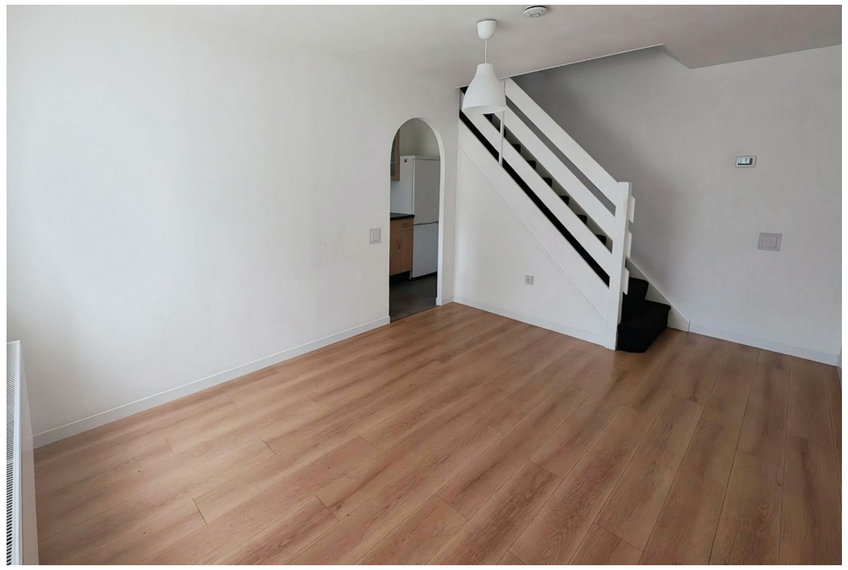
1 1 1 C

Nestled in the sought-after cul-de-sac of Canterbury Close, Yate, this back to back house offers a delightful living experience just a stone's throw from the town centre. Spanning 479 square feet, this property is perfect for first-time buyers or those seeking a cosy retreat.

The house features a porch that leads into a lounge/diner, ideal for both relaxation and entertaining. The galley kitchen is functional and well-equipped, making meal preparation a breeze. The property boasts one comfortable bedroom with built in wardrobe, complemented by a white bathroom, ensuring all your essential needs are met.

With gas central heating and double glazing throughout, you can enjoy a warm and inviting atmosphere year-round. The front patio garden provides a lovely green outlook, perfect for enjoying the fresh air or tending to your plants. Additionally, a garage located in a nearby block offers convenient storage or parking options.

This property is offered with no onward chain, allowing for a smooth and straightforward purchase process. Given its appealing features and prime location, we highly recommend scheduling a viewing to fully appreciate what this delightful home has to offer.



Porch
Double glazed door, radiator, wood effect flooring, multi paned door into

Lounge/Diner 11'10" x 10'5"
Double glazed window to the front, stairs to 1st floor, wood effect flooring, radiator, archway into

Kitchen 14'9" x 4'11"
Double glazed window to the front, range of matching, wall, drawer and base units with work surface over, stainless steel sink unit, part tiled walls, gas cooker, fridge/freezer and washing machine, under stair storage cupboard, radiator, extractor fan.

First Floor Landing
Access to loft space, airing cupboard housing gas boiler, doors into

Bedroom 11'5" x 9'5"
Double glazed window to the front, built in double wardrobe, radiator.

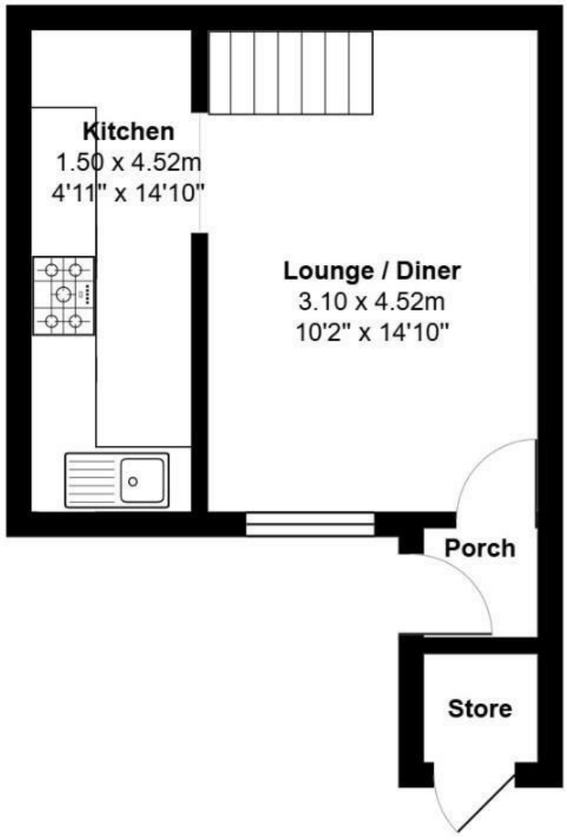
Bathroom 6'3" x 5'9"
Double glazed window to the front, white suite comprising, panelled bath with shower over, pedestal wash hand basin, WC, tiled walls, extractor fan, radiator.

Outside
The front garden is laid to patio with outside tap and outside storage cupboard, overlooking green area.

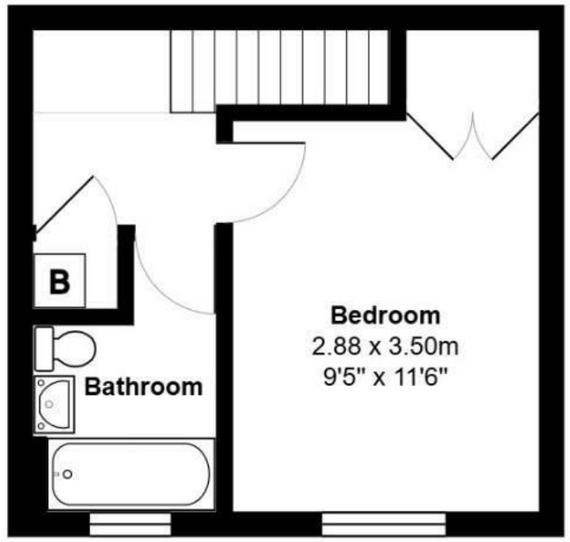
Garage
There is a single garage located in near by block. There is an allocated parking space to the property.

Agents Note
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

Tenure: Freehold
Council Tax Band: A

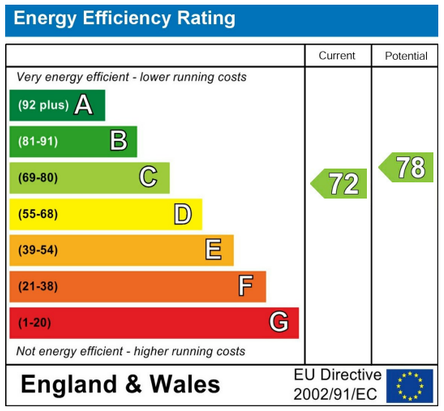


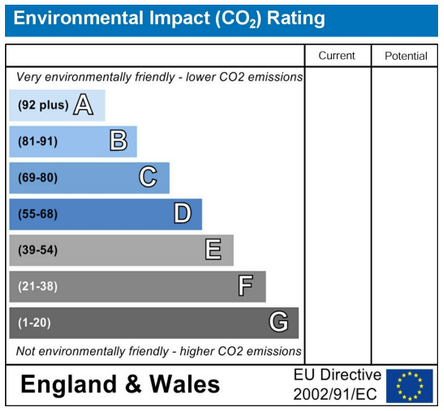
Area: 24.1 m² ... 259 ft²



Area: 21.6 m² ... 232 ft²

- Porch
- Lounge/Diner
- Kitchen
- One Bedroom
- Bathroom
- Garden to Front Overlooking Green Area
- Garage
- No Upward Chain
- Sought after Postion
- Close to Local Amenities





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.

HUNTERS®
HERE TO GET *you* THERE

80-82 Station Road, Yate, Bristol, BS37 4PH Tel: 01454 313575
Email: yate@hunters.com