



21 Reed Road, Yate, Bristol

- 40% Shared Ownership
- 2 Double Bedrooms
- Bathroom
- No Upward Chain
- Terraced House
- Open Plan Living Space
- Garden
- Built 2019
- Cloakroom
- Parking Space

40% Shared ownership £118,000

HUNTERS[®]
HERE TO GET *you* THERE

This well presented two bedroom SHARED OWNERSHIP property is being offered for sale with 40% ownership. Built in 2019 this lovely property offers open plan living space with cloakroom to the ground floor. Upstairs can be found 2 DOUBLE bedrooms and family bathroom. Further benefits include gas central heating, double glazing, enclosed rear garden and parking space. The property is being offered for sale with NO UPWARD CHAIN. Call now to secure a viewing.

Entrance

Double glazed door, stairs to 1st floor.

Open Plan Living Space

27'11" x 11'7"

Lounge Area

Double glazed window to the front, Tv point, radiator, under stair cupboard.

Kitchen/Diner Area

Double glazed window to the rear, range of wall, drawer and base units with work surface over, 1.5 stainless steel sink unit with mixer tap over, part tiled walls, built in electric oven, gas hob and cooker hood over, spaces for fridge/freezer, table and chairs, plumbing for washing machine, wood effect flooring, radiator, unit housing wall mounted gas boiler, door into

Outer Hallway

Double glazed door to the rear, door into

Cloakroom

White suite comprising WC, pedestal wash hand basin, tiled splash back, radiator.

First Floor Landing

Doors into

Bedroom One

14'8" max x 12'3 - 8'8"

Double glaze window to the rear, radiator, built in storage cupboard, access to loft space.

Bedroom Two

14'8" max x 11'4"

Double glazed window to the front, built in cupboard, radiator.

Bathroom

7' x 5'11"

White suite comprising paneled bath with shower over, pedestal wash hand basin, WC, part tiled walls, heated towel rail, extractor fan.

Outside

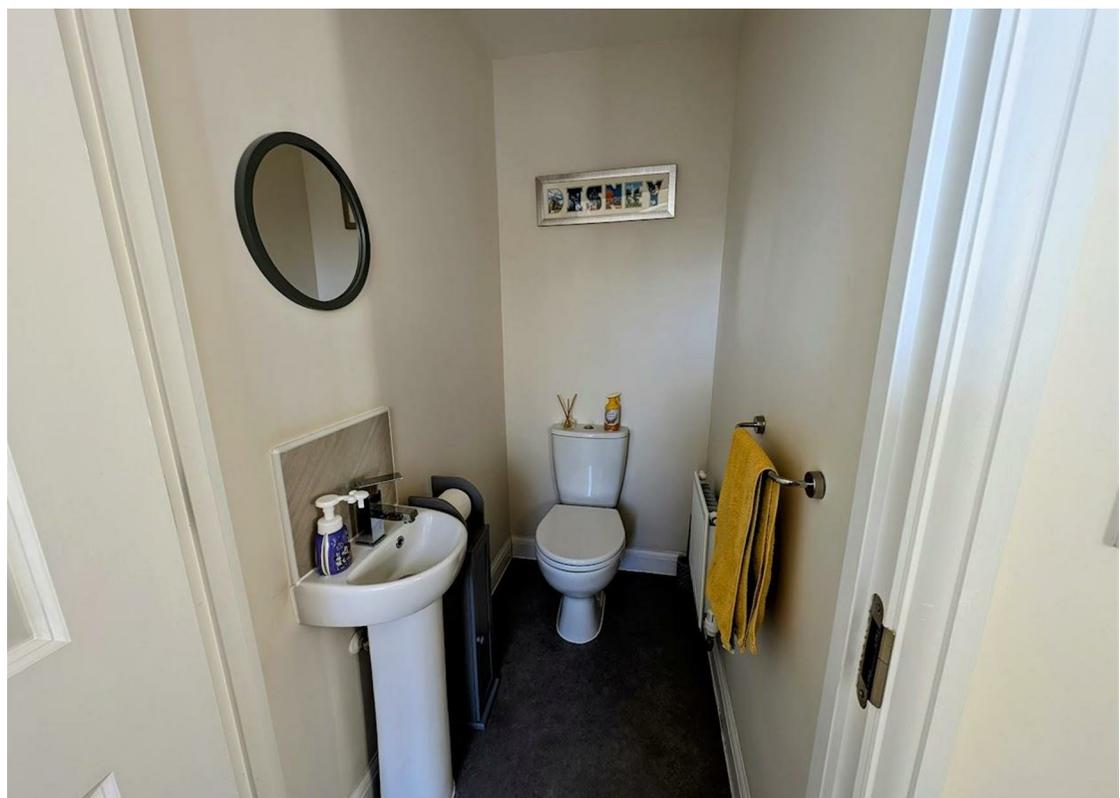
The front is laid to lawn with shrubs and further shrub borders and steps leading to front door.

The enclosed rear garden is laid mainly to lawn with pathway leading to the rear, garden shed.

Allocated Parking for One Vehicle

Agents Note

This property is being sold as a part ownership scheme and selling 40% ownership with an additional rental charge of £165.91 for remaining 60%.





Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		84	
(69-80) C			
(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	

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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