



## Birkdale

Yate, BS37 4EX

Offers In Excess Of £190,000



First time buyers ring now to view this fine two bedroom first floor flat offering a lounge, modern fitted kitchen/diner, bathroom, gas central heating, double glazing, shared garden and parking space. Early viewing advised in order to avoid disappointment!!



## SHARED ENTRANCE HALL

Shared entrance hall, shared double glazed entrance door.

## LOUNGE 13'10" x 12'6" (4.22 x 3.81)

Tv point, radiator, opening to

## KITCHEN/DINER 17'6" x 8'1" (5.33 x 2.46)

Double glazed window to rear, range of modern wall and base units, work surfaces, stainless steel single drainer sink unit, built in electric oven and gas hob, cooker hood, space for washing machine, Ideal Logic gas boiler, radiator.

## LANDING

Access to loft space.

## BEDROOM ONE 11'3" x 10'10" (3.43 x 3.30)

Double glazed window to front, radiator.

## BEDROOM TWO 7'9" x 7'7" (2.36 x 2.31)

Double glazed window to front, radiator.

## BATHROOM

Suite of bath, tiled surround, pedestal wash hand basin, W/C, heated towel rail.

## GARDEN

Shared garden with decking and garden shed and garden gate.

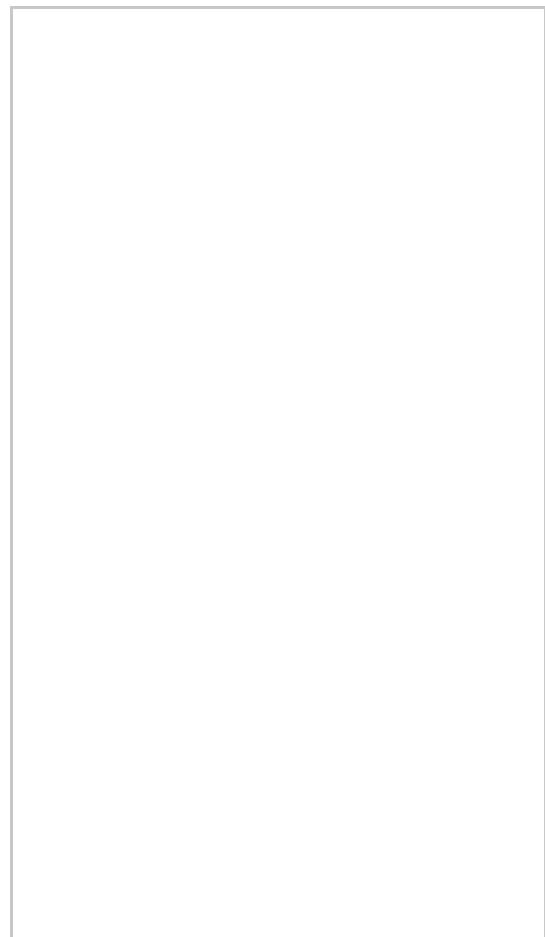
## PARKING

Single parking space.

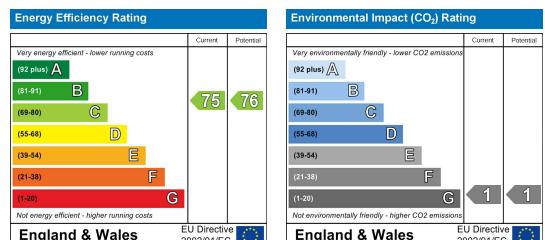
## Area Map



## 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.