

# HUNTERS<sup>®</sup>

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## Chatcombe

Yate, Bristol, BS37 4JD

Asking Price £262,500



This well presented three bedroom terraced property offers an entrance porch, a modern fitted kitchen/diner and bathroom and an open plan lounge. Further benefits are gas central heating, double glazing, easy to manage gardens and there is a single garage directly at the rear of the property in a block. Internal inspection advised for full appreciation!



### ENTRANCE PORCH

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

LOUNGE 17'10" ( including stairs ) x 13' 0" max - 11' 0" (5.44m ( including stairs ) x 3.96m 0.00m max - 3.3)

Double glazed window to front, laminate flooring, understairs cupboard, TV point, radiator.

KITCHEN/DINER 17'10" x 10'6" - 8'9" (5.44m x 3.20m - 2.67m)

Double glazed window to rear, range of wall and base units, work surfaces, one and a half single bowl single drainer sink unit, tiled splashbacks, space for oven, integral fridge freezer, space for dishwasher and space for washing machine, storage cupboard, understairs storage cupboard, inset ceiling lights, radiator.

### LANDING

Access to loft space, cupboard housing Valliant gas boiler.

BEDROOM ONE 11'6" x 10'0" (3.51m x 3.05m)

Double glazed window to front, radiator.

BEDROOM TWO 11'11" x 9'10" (3.63m x 3.00m)

Double glazed window to rear, radiator.

BEDROOM THREE 7'6" x 6'11" (2.29m x 2.11m)

Double glazed window to front, radiator.

### BATHROOM

Double glazed window to rear, white bath with shower over, vanity washhand basin, W/C, fitted cupboards, inset ceiling lights, tiled walls.

### FRONT GARDEN

Laid mainly to artificial grass.

### REAR GARDEN

Laid to artificial grass, patio, slate gravel borders, gazebo, garden gate.

### GARAGE

Single garage. The garage is currently divided into 2 parts. A side access door from the garden goes into area that can be used for storage space there are lights and electric points, electric heater and carpet.

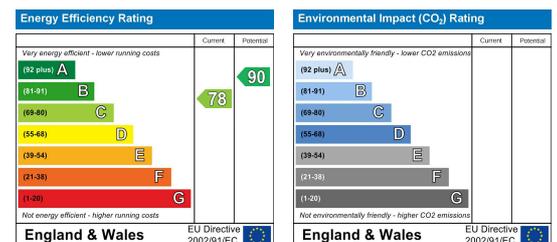
Storage at the front access via up and over door and also has lights and electric points and isolation switches for outside lights and sockets.

Garage can be put back to full size if somebody wanted too as the dividing wall can be taken out.

### Area Map



### 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.