



## 131 Cherington, Yate, Bristol

- End of Terrace
- Oak Kitchen/Diner
- Lounge, Study/Bedroom Four and Conservatory
- Modern White Shower Room
- Gardens to Front & Rear
- Extended Family Home
- Cloakroom
- 3 Bedrooms
- Gas Central Heating, Double Glazing
- Garage, Carport Parking for 2 Vehicles and Outbuilding

**£330,000**

**HUNTERS®**  
HERE TO GET *you* THERE

Situated in Cherington, Yate, Bristol, this extended 3 bedroom end-terrace house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by an entrance hallway that leads to three well-appointed reception rooms, including a cosy lounge, a versatile study/bedroom four, conservatory and a kitchen/diner, ideal for family gatherings and entertaining guests. and downstairs cloakroom.

The property boasts three inviting bedrooms, providing ample space for relaxation and rest. The modern white shower room adds a touch of contemporary elegance, ensuring convenience for all residents. The house is equipped with double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year.

Outside, you will find well-maintained gardens to both the front and rear, perfect for enjoying the outdoors. A carport offers secure parking for two vehicles, while a single garage and an outbuilding provide additional storage options or potential for further development.

This extended end of terraced house is a wonderful opportunity for families or professionals seeking a comfortable home in a friendly neighbourhood. With its appealing features and convenient location, we highly recommend scheduling a viewing to fully appreciate all that this property has to offer.



Double glazed door with matching double glazed side panels into

#### Entrance Hallway

Wood effect flooring, radiator, stairs to 1st floor with built in cupboards under, doors into

#### Lounge

15'1" x 11'9"

Double glazed window to the front, radiator, TV point, wood effect flooring.

#### Kitchen/Diner

17'11" x 9'5" max

Double glazed window and double glazed door to rear, range of oak fitted wall, drawer and base units with work surface over, built in electric oven with gas hob and extractor hood over, stainless steel sink unit with mixer tap, part tiled walls, built in wine rack, spaces for fridge/freezer, dishwasher, table, and plumbing for washing machine, wall mounted gas boiler, door to conservatory and opening into

#### Inner Hallway

Wood effect flooring, double glazed Velux window, door into

#### Cloakroom

White WC, wash hand basin, wood effect flooring.

#### Study/Bedroom Four

8'3" x 8'

Double glazed window to the rear, wood effect flooring, radiator.

#### Conservatory

12'9" x 10'3"

Double glazed windows to the side, double glazed French doors with double glazed matching side panels to the rear, polycarbonate roof, radiator, tiled effect flooring.

#### First Flooring Landing

Access to loft space, airing cupboard with shelving, doors into

#### Bedroom One

12'11" x 10'4"

Double glazed window to the front, radiator, wood effect flooring.

#### Bedroom Two

11'2" x 10'8"

Double glazed window to the rear, radiator, wood effect flooring.

#### Bedroom Three

8'5 x 7'5 max

Double glazed window to the front, radiator, wood effect flooring.

#### Shower Room

8'6 x 5'6

Double glazed window to the rear, white suite comprising tiled shower cubicle with electric shower, vanity wash hand basin with storage under, further storage cupboards with work surface over, concealed cistern WC, heated towel rail, extractor fan, ceiling spot lights.

#### Outside

The front is laid to lawn with pathway leading to the front door.

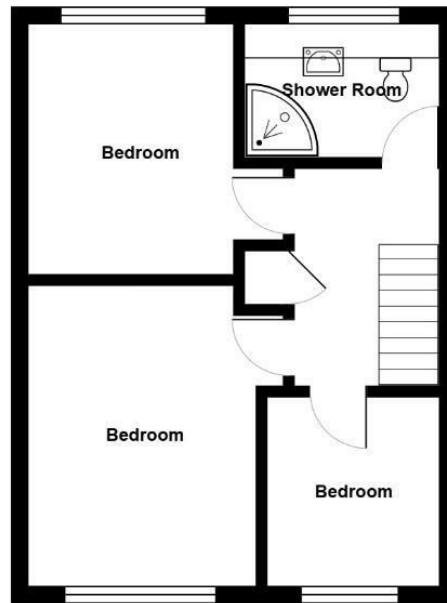
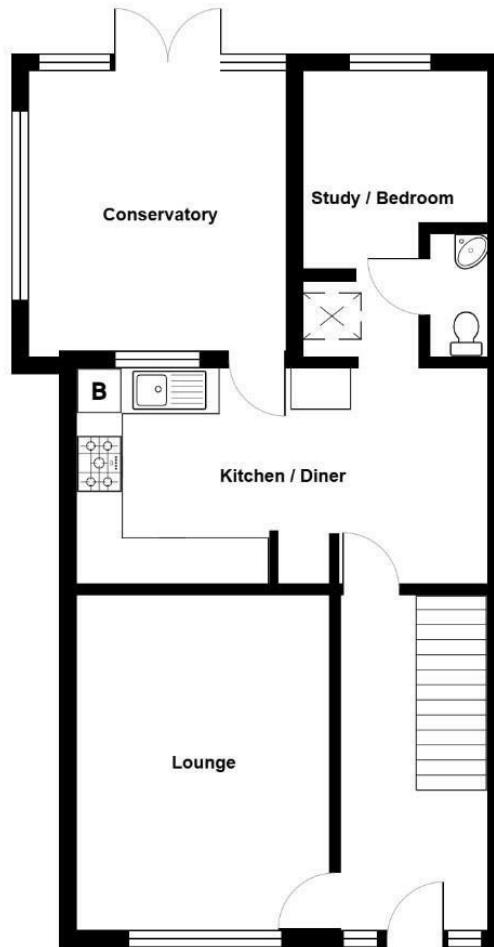
The enclosed low maintenance rear garden is laid to patio with raised border, outside tap and electrics, outbuilding 6' x 4'5 with electrics, gated access leading to the rear.

#### Garage & Carport

There is a single garage with up and over door, light and power with attached carport providing additional parking to the side.

#### 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”



## 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		
(81-91) B		
(69-80) C	71	77
(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.

### 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.

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