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Chedworth, Yate, Bristol | Offers In Excess Of £190,000  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### 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.

**This well presented back to back house is being offered with no upward chain. The property briefly comprises entrance porch, lounge, modern kitchen to the ground floor. Upstairs can be found double bedroom and modern white bathroom. Redecorated with new carpets and further benefiting small garden to the front and off street parking. This property is sure to create much interest, please call to arrange an early internal inspection.**

#### Entrance Porch

Double glazed door, radiator, tiled flooring leading into

#### Lounge

11'11" x 10'5"

Double glazed window to the front, radiator, stairs to 1st floor with new fitted caret and cupboard under, wood effect flooring, opening into

#### Kitchen

14'9" x 4'10"

Double glazed window to the front, range of modern wall, draw and base units with work surface over, stainless steel 1.5 sink unit with mixer tap over, part tiled walls, built in electric double oven, electric hob with extractor hood over, plumbing for washing machine spaces for dishwasher and fridge/freezer, wood effect flooring.

#### First Floor Landing

Access to part boarded loft with power and light, doors into

#### Bedroom

14'9" max 9'7" - 5'8"

Double glazed window to the front, radiator, new carpet.

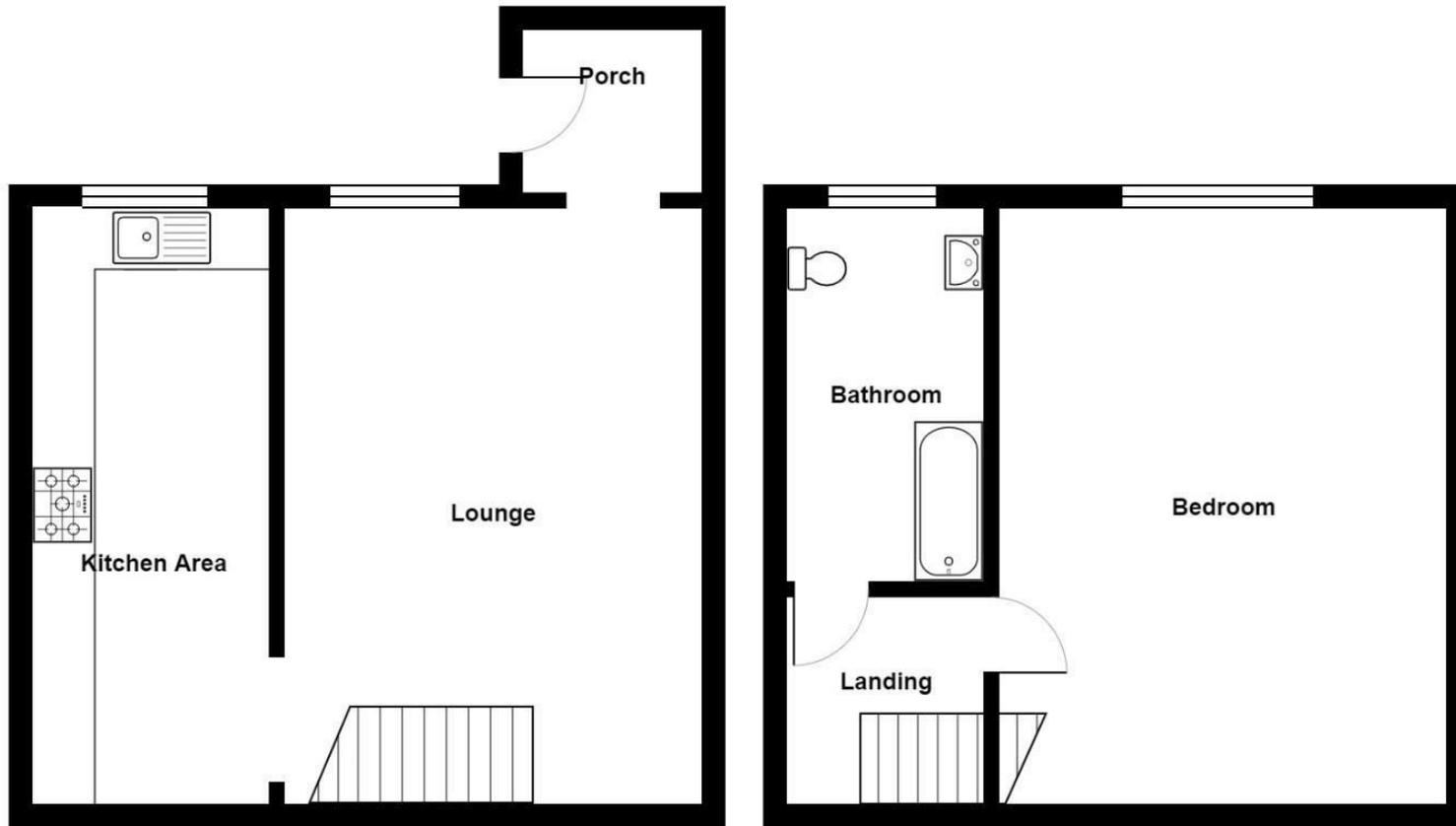
#### Bathroom

8'8" x 5'6"

Double glazed window to the front, white suite comprising panelled bath with shower over, vanity wash hand basin with mixer tap, low level WC, heated towel rail, ceiling spotlights, part tiled wall, newly fitted flooring.

#### Outside

There is a small garden laid to stones and hardstanding parking to the front of the property.



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.

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