



5 Charles Road, Yate, Bristol, BS377DY

- Semi Detached
 - Built 2019
- Fitted kitchen
- Cloakroom
- Gardens
- 2 Bedrooms
- Lounge Diner
- White Bathroom
- Double Parking Spaces

£285,000



Whether you're a first-time buyer, a small family, or someone looking to downsize, this two bedroom semi detached property offers a perfect blend of style, comfort, and practicality. Don't miss the opportunity to make this house your home and create lasting memories in this wonderful community.



Door into

Hallway

Stairs to 1st floor, wood effect flooring, radiator, doors into

Cloakroom

White suite comprising, low level WC, pedestal wash hand basin, part tiled walls, radiator, wood effect flooring.

Kitchen

10' x 5'9"

Double glazed window to the front, range of modern wall, drawer and base units with work surface over, stainless steel sink unit with mixer tap, part tiled walls, built in electric oven, hob with stainless steel splash back and cooker hood over, integrated washing machine, dishwasher and fridge/freezer, wood effect flooring.

Lounge/Diner

13'2" x 12'10" max

Double glazed French doors opening to the rear, TV point, built in understairs walk in cupboard, two radiators.

First Floor Landing

Doors into

Bedroom One

12'10" x 8'4"

Two double glazed windows to the rear, radiator.

Bedroom Two

12'11" x 8'5" max

Two double glazed windows to the front, built in cupboard, radiator, access to loft space.

Bathroom

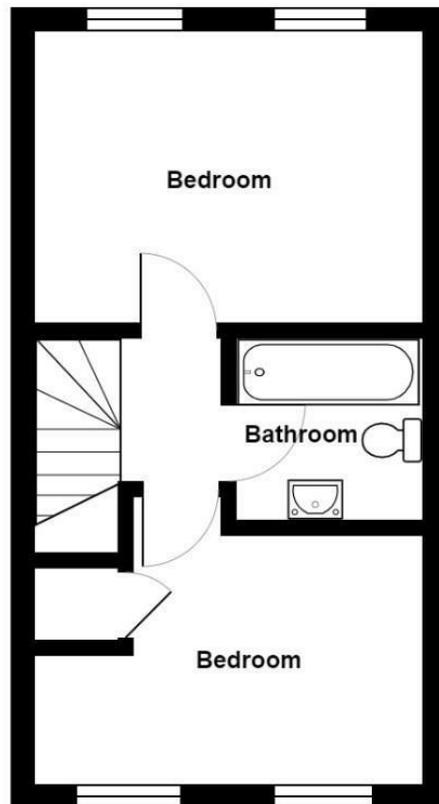
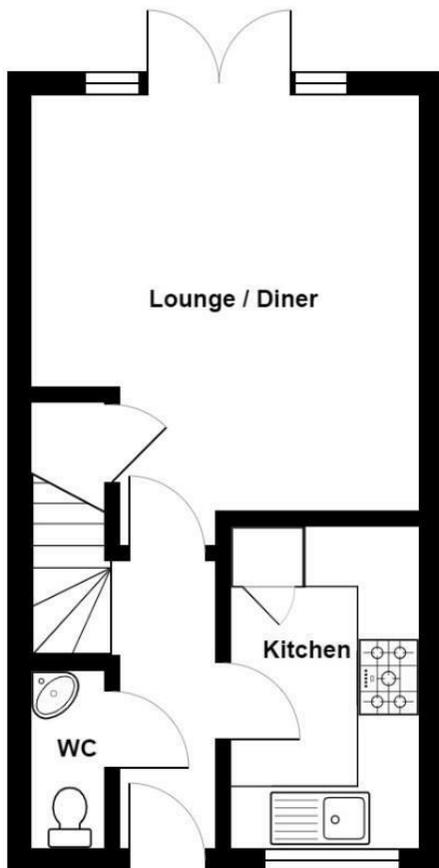
White suite comprising panelled bath with shower over, pedestal wash hand, WC, part tiled walls, tiled flooring, heated towel rail.

Outside

There is a pathway to front door with double hardstanding parking to the front for two vehicles. The enclosed rear garden is laid to patio, outstanding electrics and tap with gated access leading to the front of the property.

Agents note

There is an annual communal charge £160-£180.



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		98
(81-91) B	83	
(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.

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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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