



8 Church Road, Yate, Bristol

- Ground Floor Apartment
 - Open Plan
 - White Bathroom
 - Close to Amenities
 - Gas Central Heating

- 2 Double Bedrooms
 - Modern Kitchen
- Allocated parking Space
- UPVC Double Glazed
 - Lounge /Diner

£198,500



ENTRANCE

Communal hall, door into;

ENTRANCE HALLWAY

Double glazed window to the front, intercom and alarm, double storage cupboard, radiator, wood flooring, Oak doors into;

LOUNGE

12'5" x 10'6"

Double glazed window to the front, TV point, radiator, wood flooring, opening into;

KITCHEN

Wall, drawer and base units with work surface over, stainless steel sink unit with mixer tap, tiled splash backs, built in electric oven and four ring gas hob, integrated fridge/freezer, extractor and cupboard housing boiler.

BEDROOM ONE

9'8" x 9'6"

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

BEDROOM TWO

11' x 7'4"

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

BATHROOM

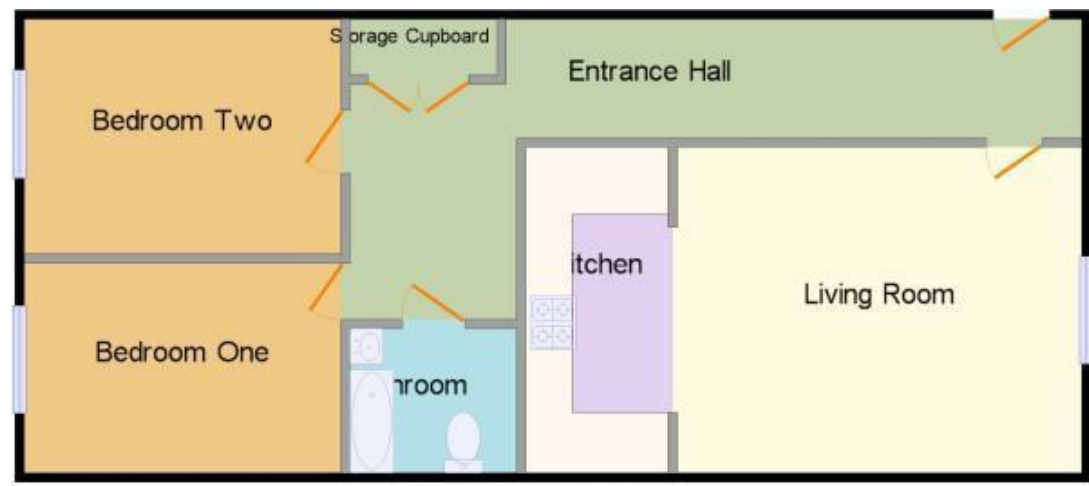
7'5" x 4'8"

Modern white suite comprising, panelled bath with shower over, low level WC, pedestal wash hand basin, tiled to visible wall, heated towel rail, wood effect flooring.

OUTSIDE

There is an allocated parking space for flat 8.






Ground Floor

ENERGY PERFORMANCE CERTIFICATE

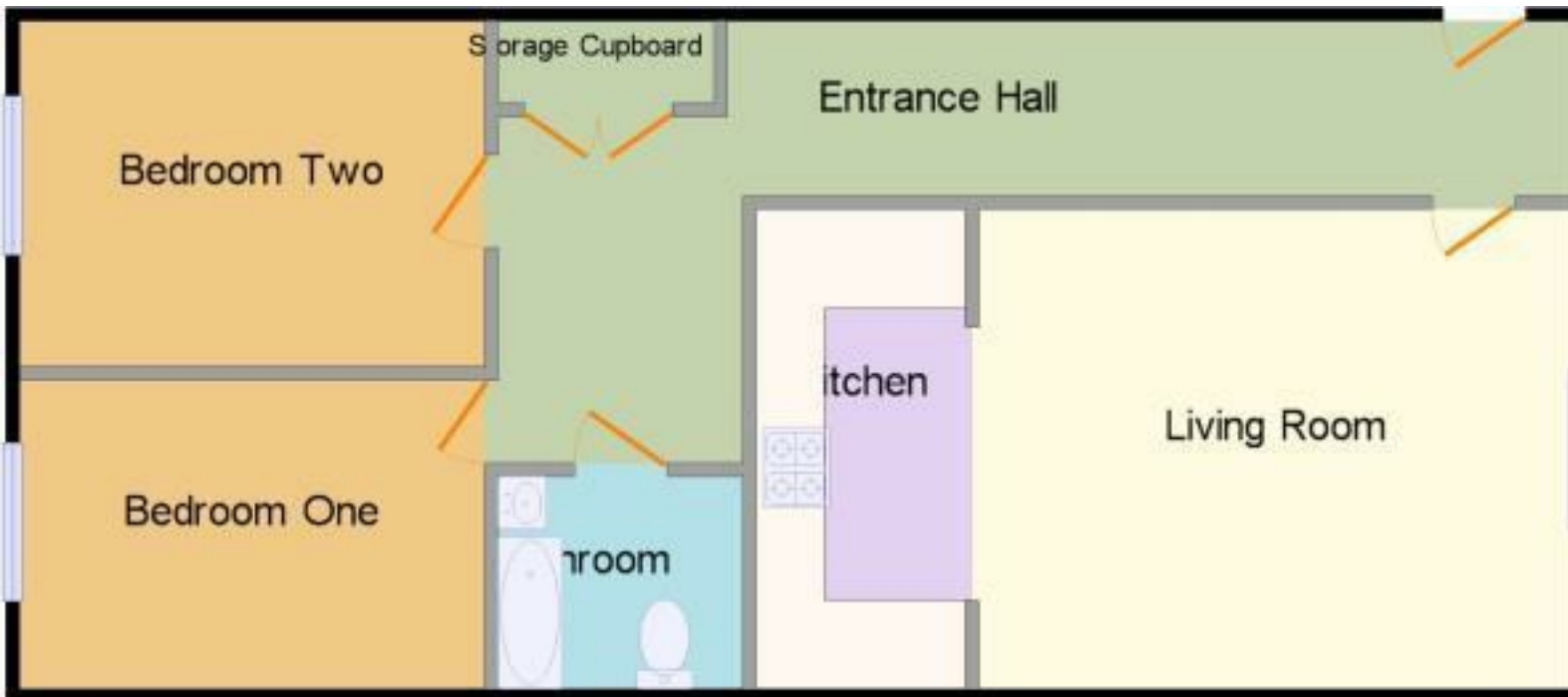
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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



Ground Floor

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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