



Prestbury

Yate, Bristol, BS37 4LD

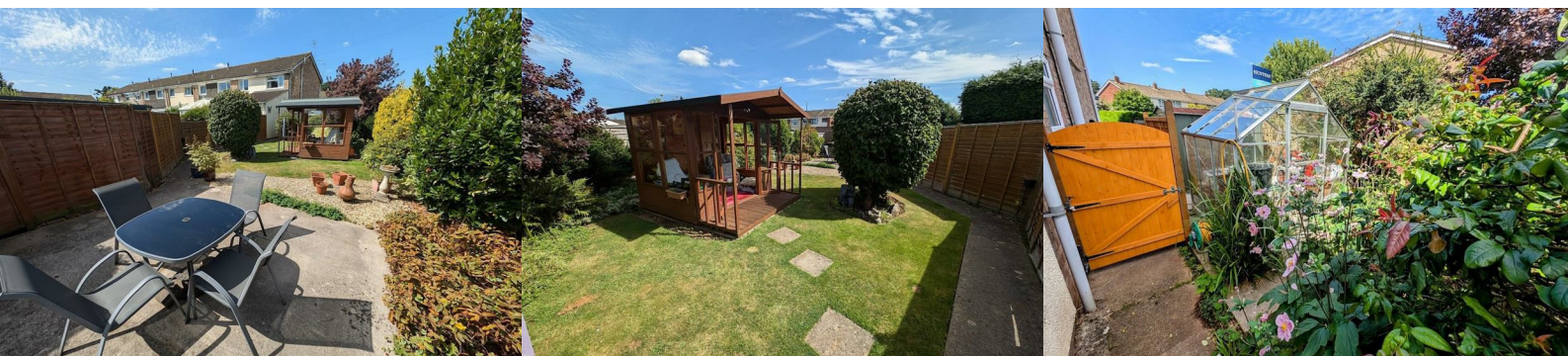
£175,000



Welcome to this charming one-bedroom flat. This delightful property features an entrance hall, a kitchen, ideal for whipping up delicious meals, and a cosy lounge area where you can unwind and enjoy your favourite book or TV show. The double bedroom offers a comfortable space to rest and rejuvenate. The flat also includes a shower room, adding convenience to your daily routine.

Built in the 1960s, this first-floor flat features double glazing, ensuring a peaceful and quiet living environment. Additionally, the property comes with a large garden, providing a lovely outdoor space where you can enjoy the fresh air and perhaps indulge in some gardening activities.

Whether you are a first-time buyer, downsizer, or investor, this flat offers a fantastic opportunity to own a piece of real estate. Don't miss out on the chance to make this lovely flat your new home. Contact us today to arrange a viewing and experience the potential this property has to offer.



ENTRANCE HALL

Double glazed door and double glazed side panel to front, tiled effect flooring, electric wall heater, stairs to first floor.

LANDING

Access to loft space, airing cupboard housing hot water tank.

LOUNGE 12'5" x 10'1" (3.78m x 3.07m)

Double glazed window to front, electric storage heater.

KITCHEN 7'8" x 7'3" (2.34m x 2.21m)

Double glazed window to front, wall and base units, stainless steel single drainer sink unit, work surfaces, spaces for oven, fridge freezer and plumbing for washing machine, part tiled walls.

BEDROOM ONE 11'1" x 10'1" (3.38m x 3.07m)

Double glazed window to rear, electric storage heater, laminate flooring.

SHOWER ROOM 7'5" x 5'5" (2.26m x 1.65m)

Double glazed window to rear, double shower cubicle, pedestal wash hand basin, WC, part tiled walls.

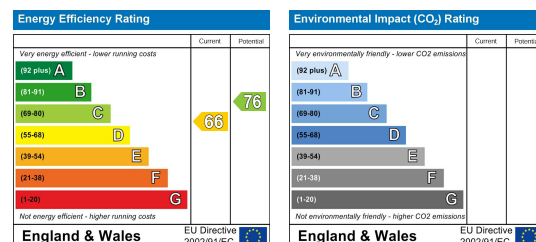
GARDEN

Good sized garden to rear, laid to lawn, summer house, shed and greenhouse, bushes and trees, paved area, gravel stone bed, garden gate.

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.