



## Gleneagles

Yate, Bristol, BS37 4DL

£230,000



This terraced bungalow offers an entrance hall, two bedrooms, lounge/diner, kitchen, shower room and rear porch. Further benefits include gas central heating, double glazing, front garden and a Southerly facing rear garden. Set in a sought after location close to local amenities this property is sure to create much interest. No Chain!



**ENTRANCE PORCH**  
Double glazed door to front.

**ENTRANCE HALL**  
Entrance door into hall, storage cupboard, access to loft space, radiator.

**LOUNGE 15'11" x 11'4" (4.85m x 3.45m)**  
Double glazed window to rear, gas fire, door to rear garden, radiator.

**KITCHEN 11'4" x 6'4" (3.45m x 1.93m)**  
Double glazed window to front, wall and base units, stainless sink unit, work surfaces, space for oven and space for washing machine, Worcester gas boiler.

**BEDROOM ONE 10'9" to wardrobes x 9'6" (3.28m to wardrobes x 2.90m)**  
Double glazed window to rear, built in wardrobes, built in cupboard, radiator.

**BEDROOM TWO 11'7" to wardrobes x 9'6" (3.53m to wardrobes x 2.90m)**  
Double glazed window to front, built in double wardrobe, radiator.

**SHOWER ROOM**  
Shower cubicle, pedestal wash hand basin, W/C, part tiled, radiator.

**FRONT GARDEN**  
Paved and gravel stones.

**REAR GARDEN**  
Lawn and patio, bushes.

**GARAGE**  
Single garage in a block.

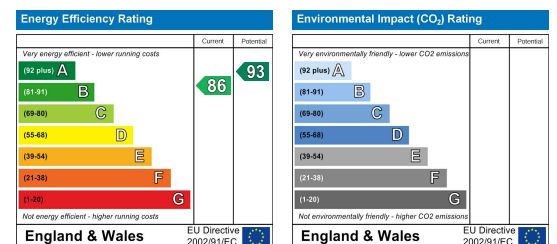
**Disclaimer**  
\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*

\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*

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.