

# HUNTERS<sup>®</sup>

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## Home Orchard

Yate, Bristol, BS37 5XH

Offers In Excess Of £105,000



Offered for sale with no upward chain is this 1 bedroom maisonette. In need of modernising the property is situated within walking distance of Yate town centre ideally placed for all local amenities. Sure to create much interest, call now to secure a viewing.





## Area Map



### Entrance

Double glazed door, stairs to 1st floor, wall mounted electric heater.

### First Floor

Glazed window to the front, door into

Open Plan Lounge/Diner/Bedroom 16'1" - 8'10" x 10'10" max (4.90m - 2.69m x 3.30m max)

Double glazed window to the front, access to loft space, door into inner hallway and door into

Kitchen 8'9" x 5'2" (2.67m x 1.57m)

Double glazed window to the front, range of wall, drawer and base units with work surface over, stainless steel sink, plumbing for washing machine.

### Inner hallway

Built in double wardrobe with electric wall heater, further door into

Shower Room 6'1" x 5'2" max (1.85m x 1.57m max)

Double glazed window, white suite comprising, shower cubicle, pedestal wash hand basin, WC.

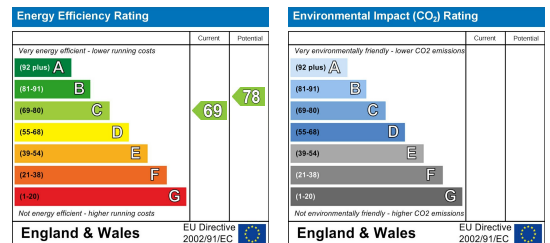
### Outside

There is a built in storage cupboard next to the front door.

### Parking

The property has an allocated parking space.

## 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.

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