



133 Cranleigh Court Road, Yate, Bristol

- Garden Flat
- Newly Renovated
- Modern Kitchen
- Garden
- No Upward Chain
- 3 Bedrooms
- Lounge/Diner
- White Family Bathroom
- Gas Central Heating Double Glazed
- Communal Parking

Offers In Excess Of £205,000

HUNTERS®

HERE TO GET *you* THERE

This renovated 3 bedroom property is being offered for sale with no upward chain, and can be found off Cranleigh Court Road with walking distance to Yate town centre and all local amenities. The property comprises entrance hallway, modern new kitchen, lounge/diner to the ground floor. Upstairs can be found three bedroom and white family bathroom. The property further boasts gas central heating, glazing, its own front door and enclosed garden and storage shed in near by block. The flats have access to communal parking, bin storage area and open seating area to the front. Viewing strongly advised.

Door with matching double glazed side panel,

Entrance Hallway

Stairs to first floor, storage cupboard, radiator, doors into

Kitchen

10'9" x 8'5"

Double glazed window, range of wall, drawer and base units with work surface over, stainless steel sink with mixer tap over, electric oven and hob with extractor hood over, part tiled walls, spaces for fridge/freezer, plumbing for washing machine, built in cupboard, further cupboard housing Vaillant gas boiler.

Lounge/Diner

15' x 13'8" - narrowing to 11'

Double glazed window, wooden fire surround, Tv point, radiator.

First Floor Landing

Doors into

Bedroom One

13'11" x 8'5"

Double glazed window, radiator, built in wardrobe.

Bedroom Two

8'8" x 8'5"

Double glazed window, radiator, two built in cupboards.

Bedroom Three

11'4" x 6'4"

Double glazed window, radiator.

Bathroom

6'2" x 5'6"

Double glazed window, white suite comprising panelled bath with shower extension to mixer tap, vanity wash hand basin, WC, part tiled walls, extractor fan, heated towel rail.

Outside

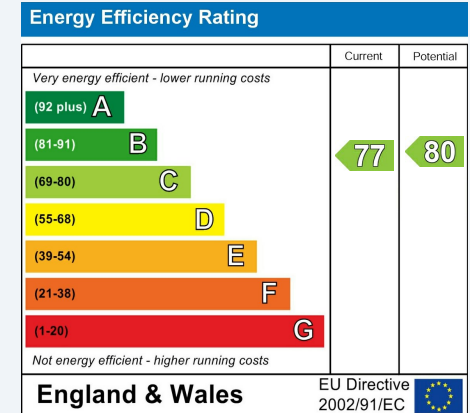
There is an enclosed garden to the front, laid to patio with stones and small trees with gated access leading to communal open area. There is also a storage unit in near by block 5'10" x 3'6"





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.



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

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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