



61 Canterbury Close, Yate, Bristol

- No Upward Chain
- 1 Bedroom
- Shower Room
- Garden
- Sought After Location
- Lounge/Diner
- Garage
- Close to Amenities
- Kitchen
- Double Glazed

£190,000

HUNTERS®

HERE TO GET *you* THERE

Hunters are delighted to offer for sale with no upward chain this one bedroom house in need of modernisation. Situated in the sought after cul de sac of Canterbury close just a moments walk for the town centre and overlooking the green. The property also benefits from a garage in near by block.

Double glazed door into

Lounge/Diner

14'10" x 10'4"

Double glazed window to the front, stairs to 1st floor, radiator, archway into

Kitchen

14'10" x 5'1"

Double glazed window to the front, range of wall, drawer and base units with work surface over, sink unit with mixer tap, cooker with extractor fan over, spaces for washing machine, fridge/freezer, part tiled walls, radiator.

First Floor Landing

Storage cupboard housing Worcester gas boiler, doors into

Bedroom

11'8" x 9'5"

Double glazed window to the front, built in wardrobe, radiator.

Shower Room

Double glazed window to the front, white suite comprising tiled shower cubicle, WC, pedestal wash hand basin, electric heated towel rail.

Outside

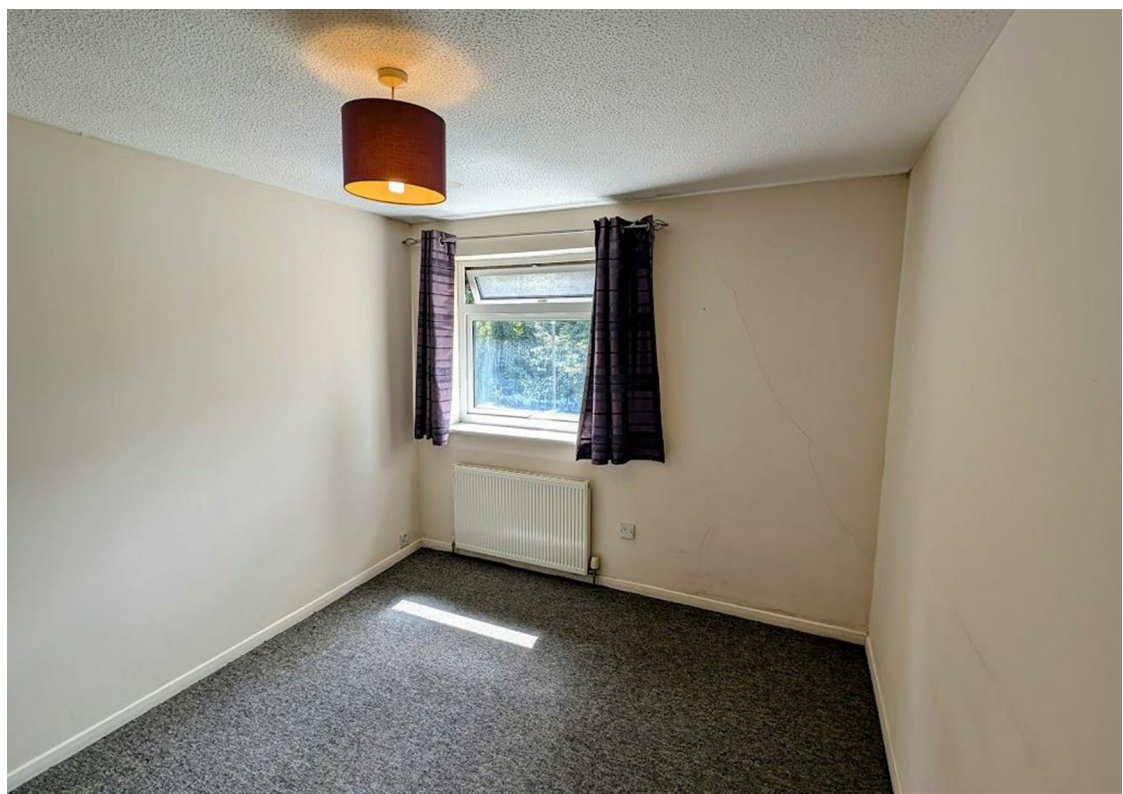
The front garden is laid to lawn with bushes, patio area, storage cupboard, with open outlook.

Garage

There is a single garage with up and over door located in near by block.

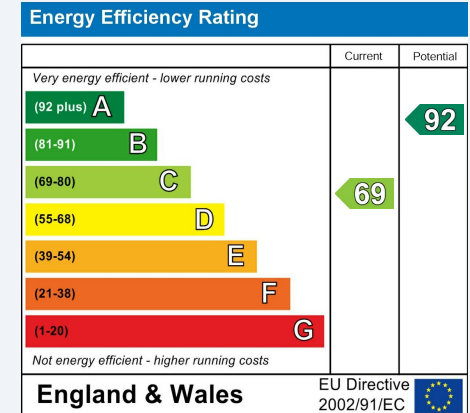
Agents Note

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"



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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