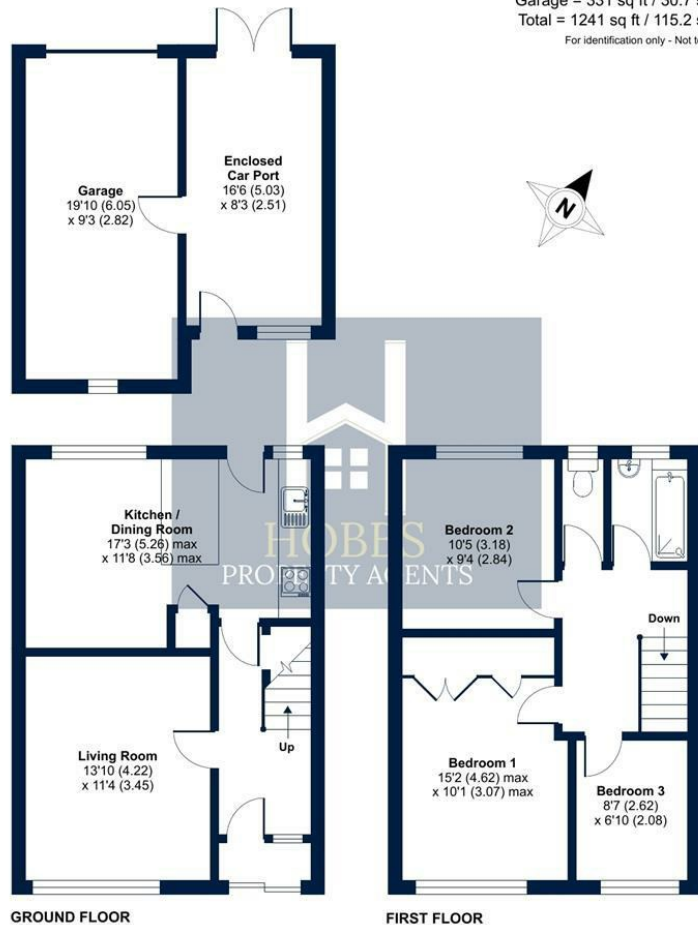




ASKING PRICE  
**£285,000**  
**Mercier Close**  
Bristol, BS37 7RA

## Mercier Close, Yate, Bristol, BS37

Approximate Area = 910 sq ft / 84.5 sq m  
 Garage = 331 sq ft / 30.7 sq m  
 Total = 1241 sq ft / 115.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nichecom 2024. Produced for Hobbs Property Agents Limited. REF: 1116568



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	27	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	62

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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