



Connells

Chatterton Road  
Yate Bristol





## Property Description

This lovely 2 bedroom semi detached property is situated in a private cul de sac close to Yate shopping centre and the train station. This house benefits from a downstairs cloakroom plus a conservatory overlooking the low maintenance rear garden.

## Entrance Porch

Door to front aspect and door leading through to the lounge.

## Lounge

13' 9" max x 13' 4" ( 4.19m max x 4.06m )

Double glazed window to front aspect, wood effect flooring, stairs leading to the first floor and understairs storage cupboard.

## Kitchen

8' 1" x 17' 9" ( 2.46m x 5.41m )

Double glazed window to front aspect. Fitted kitchen with a combination of wall and base units with work tops over and stainless steel one and a half bowl sink/drain. Integral double oven and gas hob with extractor hood over. Space for fridge/freeze and plumbing for dishwasher. Large storage cupboard housing plumbing for washing machine and space for tumble dryer. Access to a small loft space, door to cloakroom and door to conservatory.

## Conservatory

Brick base with double glazed windows to side and rear aspect. Tiled flooring, radiator and double glazed doors leading out to the garden.

## Cloakroom

Double glazed window to rear aspect, low level wc, wash hand basin and chrome effect heated towel radiator.

## First Floor

## Landing

Double glazed window to rear aspect and loft access. (pull down ladder and loft is partially boarded)

## Bedroom One

10' 4" x 11' 6" To back of wardrobes ( 3.15m x 3.51m To back of wardrobes )

Double glazed window to front aspect, built in wardrobes, wood effect flooring, radiator and further storage cupboard.

## Bedroom Two

10' x 7' 10" ( 3.05m x 2.39m )

Double glazed window to front aspect and radiator.

## Family Bathroom

Double glazed window to rear aspect, low level wc, wash hand basin and bath with shower head over, chrome effect heated towel rail

## Garden

Fully enclosed by fencing and gated side access. Mainly laid to decorative stone chippings, with raised seating area.

## Parking

Two allocated parking spaces.

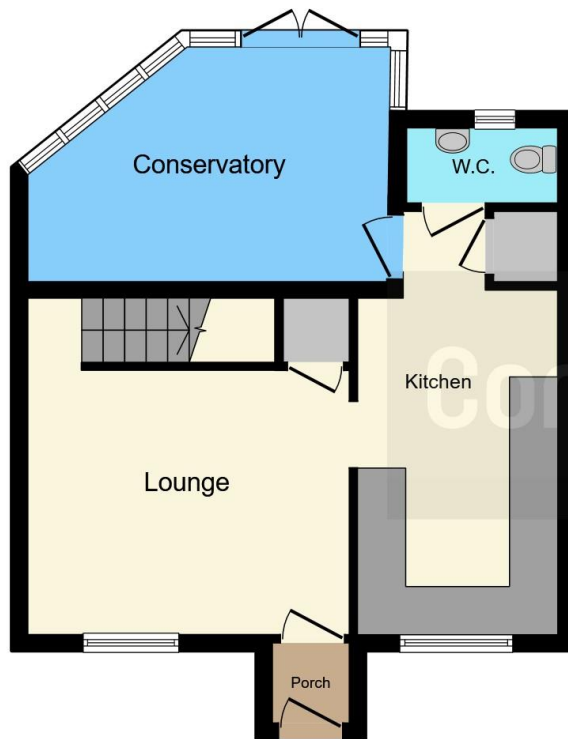












**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01454 320 555**  
**E [yate@connells.co.uk](mailto:yate@connells.co.uk)**

72-74 Station Road Yate  
 BRISTOL BS37 4PH

**EPC Rating: Awaited**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/YAT307975](http://connells.co.uk/Property/YAT307975)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: YAT307975 - 0002