



Chargrove, Yate Bristol BS37 4LG

welcome to

Chargrove, Yate Bristol

**** NO CHAIN ** GROUND FLOOR **** A two bedroom ground floor flat located in Yate close to local amenities and Yate shopping centre.

Accommodation comprises; entrance hall, open plan lounge/diner, kitchen, two bedrooms (both with built in wardrobes) bathroom and garage. Call to book your appointment!

Hallway

Front door leading to hallway. storage cupboard. electric heater.

Lounge/Diner

20' 8" x 12' 1" (6.30m x 3.68m)

Double glazed window to front , electric radiators.

Kitchen

Double glazed window to rear, fitted kitchen with wall and base units with worktops over, stainless steel sink and drainer, space for washing machine and fridge/freezer, larder cupboard, electric oven and hob, tiled splashback. Vinyl flooring.

Bathroom

Double glazed window to rear, w/c, bath with electric shower over, hand wash basin, part tiled with heated towel rail, vinyl flooring.

Bedroom One

12' 1" x 10' 4" (3.68m x 3.15m)

Double glazed window to front, electric heater, built in wardrobe.

Bedroom Two

13' 6" x 8' 10" (4.11m x 2.69m)

Double glazed window to rear, built in wardrobe, electric heater.

Garage

garage in block with up and over door.

Communal Garden

communal garden to rear with washing line area.





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Chargrove, Yate Bristol

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- KITCHEN/DINER
- GARAGE

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Sep 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£180,000



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

Awaiting Photograph

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Property Ref:
CPS104762 - 0007

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