



**Ash Close, Yate Bristol BS37 5TP**

**welcome to**

## **Ash Close, Yate Bristol**

\*\*\*GARAGE & DRIVEWAY\*\*\*PRIVATE GARDEN\*\*\* A well presented one bedroom flat located in the popular town of Yate. Accommodation comprises; Entrance hall, lounge, kitchen, bedroom & bathroom. The property further benefits an enclosed rear garden, garage & generous driveway.

### **Entrance Hall**

Double glazed door & window to side, fusebox, vinyl flooring

### **Lounge**

12' 4" into recess x 12' 5" ( 3.76m into recess x 3.78m )  
Double glazed french doors to garden, radiator

### **Kitchen**

Double glazed window to side, a modern fitted kitchen with both wall and floor units with wood effect work surfaces over, stainless steel sink & drainer, tiled splashback, electric hob, electric oven with extractor fan over, space for washing machine & fridge freezer, combi boiler, wood effect laminate flooring,

### **Bedroom**

9' 8" x 8' 3" ( 2.95m x 2.51m )  
Double glazed window to front, built in wardrobe, radiator

### **Bathroom**

Double glazed window to side, w/c, vanity wash hand basin, bath with mixer taps & shower over, glass screen, part tiled walls, chrome effect towel radiator, tiled flooring

### **Rear Garden**

Fully enclosed by boundary fence, decking area to grass, raised boundary flower beds, gated side access, Southerly facing.

### **Garage/ Parking**

16' 8" x 8' 3" ( 5.08m x 2.51m )  
Up and over garage door, parking for multiple cars.





***view this property online*** [allenandharris.co.uk/Property/CPS104852](https://www.allenandharris.co.uk/Property/CPS104852)



welcome to

## Ash Close, Yate Bristol

- One bedroom flat
- Lounge & separate kitchen
- Private rear garden
- Generous driveway
- Garage

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£190,000**



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](http://www.focalagent.com)

**view this property online** [allenandharris.co.uk/Property/CPS104852](http://allenandharris.co.uk/Property/CPS104852)



Property Ref:  
CPS104852 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



**01454 318387**



[ChippingSodbury@allenandharris.co.uk](mailto:ChippingSodbury@allenandharris.co.uk)



7 High Street, Chipping Sodbury, BRISTOL,  
Avon, BS37 6BA



[allenandharris.co.uk](http://allenandharris.co.uk)