



Chargrove, Yate Bristol BS37 4LG

welcome to

Chargrove, Yate Bristol

GARAGEOPEN PLAN LIVING*** A three bedroom top floor flat located in the popular town of Yate. Accommodation comprises; Entrance Hall, Open plan kitchen/diner/lounge, Three bedrooms & Bathroom. The property further benefits with Off street parking, Garage & Private storage in communal hall.

Entrance Hall

Door to communal hall, coved ceiling, dado rail, radiator, doors to all rooms, storage cupboard, wood effect laminate flooring

cubicle, coved ceiling, towel rail, extractor fan, tiled walls, tiled flooring

Garage

Up'n'over roller door to front

Lounge/Diner

14' 3" x 12' (4.34m x 3.66m)

Double glazed feature height windows to front & side, coved ceiling, dado rail, spotlights inset to ceiling in nook, two radiators, wood effect laminate flooring, open to

Kitchen

14' 8" x 8' 6" (4.47m x 2.59m)

Double glazed window to rear, both wall and floor units with work surfaces over, gas hob & electric oven with cooker hood over, stainless steel sink & drainer, space for fridge freezer, space for washing machine, wall mounted combination boiler, tiled splashbacks, tiled flooring.

Bedroom One

12' 2" x 10' 4" (3.71m x 3.15m)

Double glazed window to front, coved ceiling, dado rail, radiator, wood effect laminate flooring

Bedroom Two

11' 1" x 8' 6" (3.38m x 2.59m)

Double glazed window to rear, coved ceiling, dado rail, radiator, wood effect laminate flooring

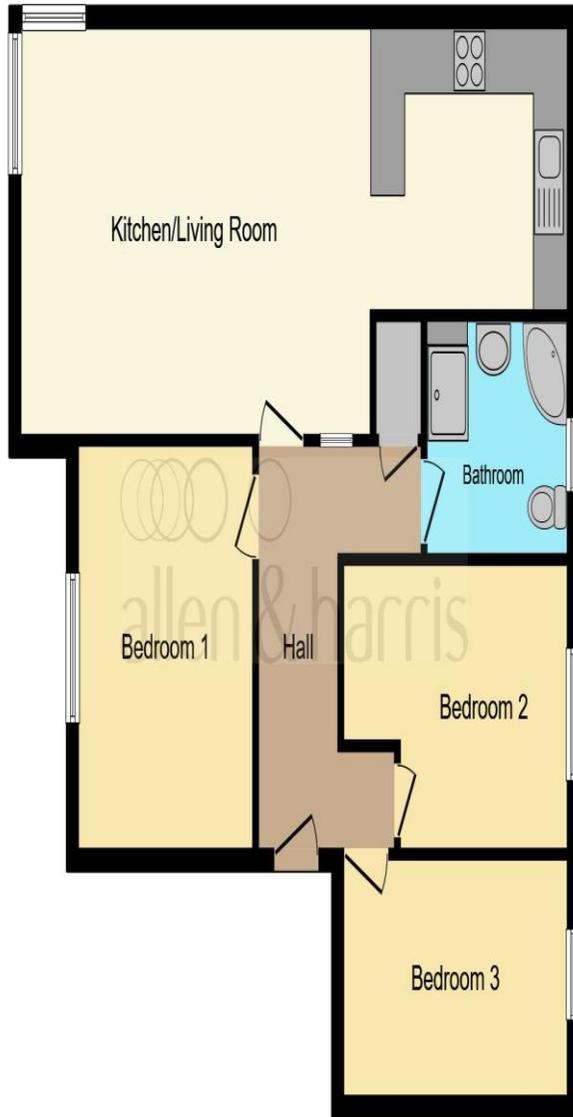
Bedroom Three

13' x 7' 1" (3.96m x 2.16m)

Double glazed window to rear, coved ceiling, dado rail, radiator, wood effect laminate flooring

Bathroom

Double glazed window to rear, w/c, wash hand basin, large corner bath with shower over, shower



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



welcome to
Chargrove,
Yate Bristol

- Top Floor Flat
- Three Bedrooms
- Open Plan Kitchen/Lounge/Diner
- Extra Private Storage in Communal Hall
- Off Street Parking & Garage

Tenure: Leasehold EPC Rating: D

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.

£200,000



view this property online allenandharris.co.uk/Property/CPS104184



Property Ref:
CPS104184 - 0004

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.

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