



**Dowsell Way, Yate Bristol BS37 7EB**

**welcome to**

## **Dowsell Way, Yate Bristol**

\*\*\*NO ONWARD CHAIN\*\*\*GROUND FLOOR\*\*\* A two bedroom ground floor flat located in the popular developement of Ladden Garden Village, Yate. Accommodation comprises; Entrance hall, Lounge, Kitchen, Two bedrooms & Bathroom. The property further benefits with off street parking & plenty of storage options

### **Entrance Hall**

Two storage cupboards, doors to all rooms, wood effect laminate flooring

### **Lounge**

14' 6" x 12' 9" ( 4.42m x 3.89m )

Double glazed French door to front, two radiators, wood effect laminate flooring

### **Kitchen**

10' 1" x 7' 1" ( 3.07m x 2.16m )

Double glazed window to rear, a modern fitted kitchen with both wall and floor units with work surfaces over, upstands, electric oven, gas hob with cooker hood over, stainless steel sink & drainer, integrated dishwasher, space for fridge freezer, space for washing machine, combi boiler houses by cupboard, wood effect vinyl flooring

### **Bedroom One**

13' 2" into recess x 11' 2" ( 4.01m into recess x 3.40m )

French door to Juliett balcony, radiator, wood effect laminate flooring

### **Bedroom Two**

10' 9" x 8' 9" ( 3.28m x 2.67m )

Double glazed window to rear, radiator

### **Bathroom**

Bath with shower over, part tiled walls, w/c, wash hand basin, radiator, extractor fan, wood effect vinyl flooring





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## Dowsell Way, Yate Bristol

- NO ONWARD CHAIN
- GROUND FLOOR FLAT
- TWO BEDROOMS
- KITCHEN & LOUNGE
- EXTRA STORAGE OPTIONS

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£220,000**



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)

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Property Ref:  
CPS105090 - 0005

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