



**Cherington, Yate Bristol BS37 8US**

  
allen & harris

**welcome to**

## **Cherington, Yate Bristol**

\*\*\*NO ONWARD CHAIN\*\*\*LOW MAINTENANCE SOUTH WESTERLY FACING GARDEN\*\*\* A three bedroom end of terrace family home located in the popular town of Yate. Accommodation comprises; Entrance hall, Cloakroom, Lounge/Diner, Conservatory, Kitchen, Three bedrooms & Shower room.

### **Entrance Hall**

Double glazed composite door to front, storage cupboard, fitted work surface under stairs, radiator

### **Cloakroom**

Window to side, w/c, wash hand basin, vinyl flooring

### **Lounge/Diner**

24' 4" max x 11' 9" ( 7.42m max x 3.58m )

Double glazed windows to front & side, patio doors to rear, ceiling fan to lounge area, dado rail, coved ceiling, two radiators

### **Conservatory**

14' 3" x 6' 6" ( 4.34m x 1.98m )

Double glazed window & door to rear & side, ceiling fan, door to cloakroom, radiator, tiled flooring

### **Kitchen**

9' 5" max x 7' 11" ( 2.87m max x 2.41m )

Open to conservatory, both wall and floor units with work surfaces over, electric oven & electric hob with cookerhood over, stainless steel sink & drainer, space for washing machine & fridge freezer, part tiled walls, tiled flooring

### **Bedroom One**

13' 11" max x 11' 7" max into recess ( 4.24m max x 3.53m max into recess )

Double glazed window to front, radiator

### **Bedroom Two**

11' 7" into recess x 10' 8" ( 3.53m into recess x 3.25m )

Double glazed window to rear, dado rail, radiator

### **Bedroom Three**

8' 4" x 7' 6" ( 2.54m x 2.29m )

Double glazed window to front, radiator

### **Shower Room**

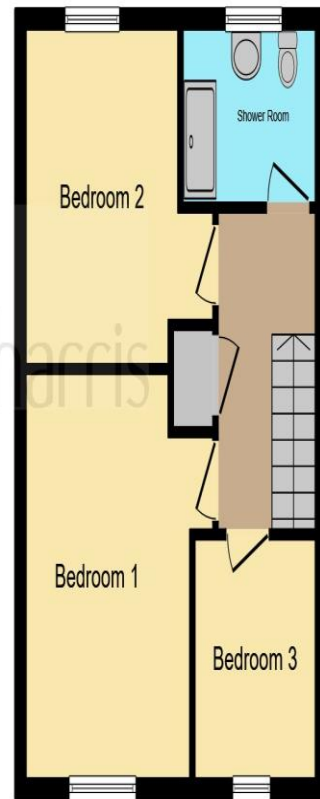
Double glazed window to rear, w/c, wash hand basin, walk in shower cubicle, towel radiator, part tiled walls, tiled flooring

### **Rear Garden**

Fully enclosed by boundary wall & fence, patio & artificial lawned area



**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)



**welcome to**  
**Cherington,**  
**Yate Bristol**

- SOUTH WESTERLY FACING
- CLOAKROOM & SHOWER ROOM
- KITCHEN & LOUNGE/DINER
- THREE BEDROOM FAMILY HOME
- LOW MAINTENANCE REAR GARDEN

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers in the region of  
**£290,000**



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Property Ref:  
CPS105064 - 0003

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