

**£180,000**  
**Chargrove**  
Yate, BS37 4LQ

## PROPERTY SUMMARY

This well presented home offers a welcoming hallway leading through to two good sized double bedrooms, both offering comfortable living space with plenty of room for furniture and storage.

The bright open plan living and dining room creates a warm and sociable atmosphere, perfect for relaxing after a long day or spending time with family and friends. With a spacious layout and plenty of natural light, it is a versatile area that can easily suit a range of lifestyles. The kitchen is practical and well laid out, offering plenty of cupboard and worktop space along with ample storage, making everyday cooking and organisation simple and convenient. The modern bathroom is clean, stylish and finished to a good standard, while additional storage throughout the property helps keep the home tidy and clutter free.

Outside, the property also benefits from a garage, providing secure parking or valuable extra storage space.

2



1



1

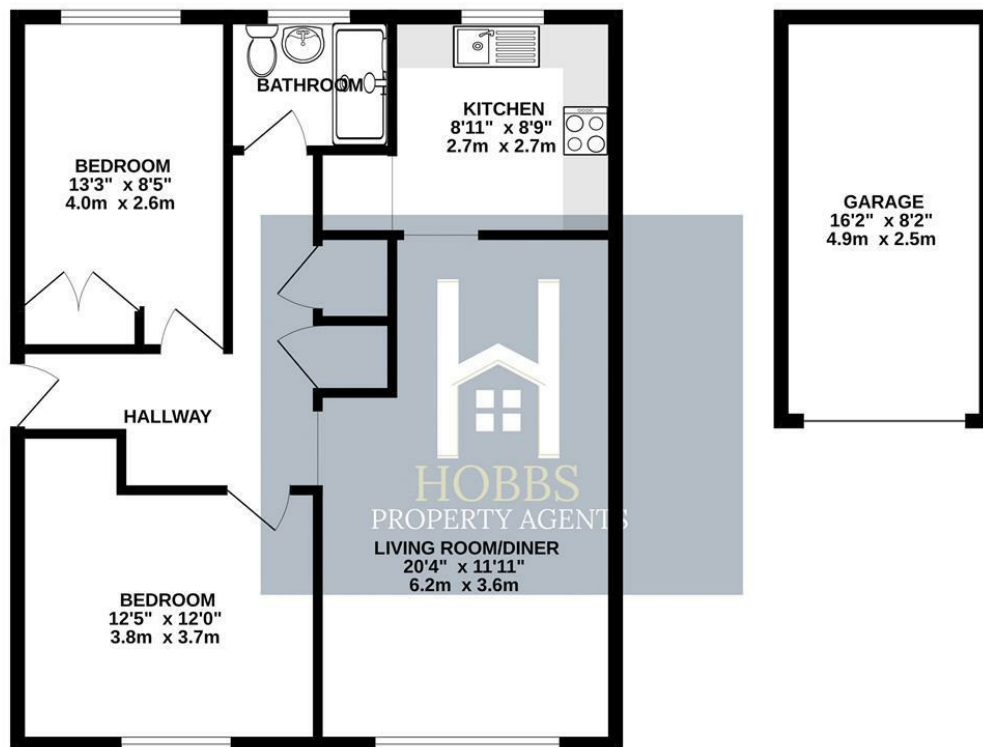








1ST FLOOR  
827 sq.ft. (76.8 sq.m.) approx.

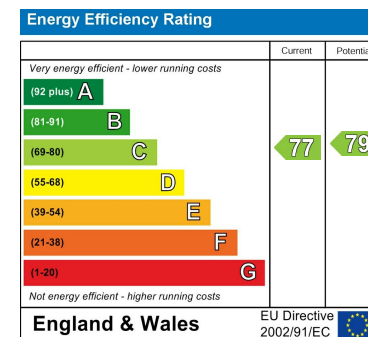


**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
A

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

TOTAL FLOOR AREA : 827 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**OFFICE DETAILS**

01454 529 024

sales@hobbspropertyagents.co.uk