



HUNTERS[®]
HERE TO GET *you* THERE

£179,950
88 Canterbury Close, Yate, Bristol, BS37 5TY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		72	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

HUNTERS

This two bedroom ground floor flat offers front side and rear gardens has the added bonus of an extended lease and is situated conveniently to Yate Shopping Centre. Offering front side and rear gardens and garage and has the added bonus of an extended lease.

ENTRANCE PORCH

Double glazed door to front.

LOUNGE

5.36m (17' 7") x 3.89m (12' 9")

Double glazed window, storage cupboard, TV point, two radiators.

KITCHEN/DINER

3.51m (11' 6") x 2.31m (7' 7")

Range of wall and base units with work surfaces , stainless steel single drainer sink unit, built in electric oven, gas hob, space for fridge freezer and space for slimline dishwasher.

BEDROOM ONE

3.51m (11' 6") x 2.9m (9' 6")

Double glazed window to the rear, Vaillant gas boiler, radiator.

BEDROOM TWO

3.18m (10' 5") x 2.87m (9' 5")

Double glazed window, radiator, double glazed door to rear.

BATHROOM

White suite comprising panelled bath, pedestal wash hand basin, WC, heated towel rail, tiled walls.

OUTSIDE

There is an outer storage cupboard.

FRONT GARDEN

Laid to lawn.

SIDE GARDEN

Laid mainly to lawn.

REAR GARDEN

Extensive rear garden is laid to lawn enclosed by hedging, garden shed.

GARAGE

The property benefits from a single garage with up and over door in near by block.

LEASE

The owners of this property inform us that they have paid £14,000 in costs in order to have the lease extended to approximately 153 years.

GENERAL

Peppercorn Rent.

«Floorplan 1»

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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