



**9 CANTERBURY CLOSE, YATE, BRISTOL, GLOUCESTERSHIRE BS37 5TJ**

**£372,400**



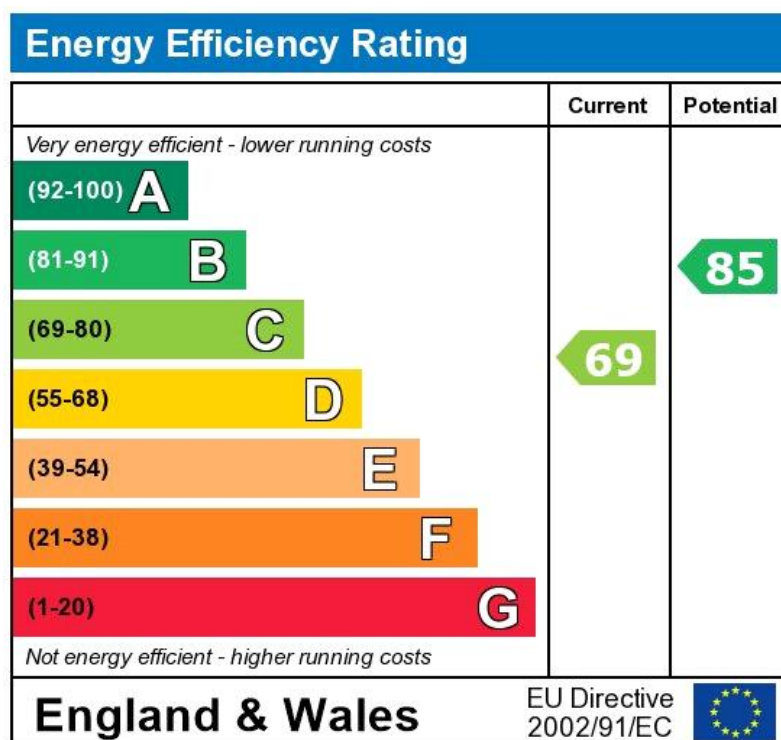
## **THREE BEDROOM SEMI DETACHED HOUSE**

**PROPERTY REFERENCE CODE: RS0057**

## **9 CANTERBURY CLOSE, YATE, BRISTOL, GLOUCESTERSHIRE BS37 5TJ**

A recently redecorated three bedroom semi detached property in a desirable location in Yate.  
To avoid disappointment please call Farringtons to arrange a viewing on 01454 326846

- CLOSE TO LOCAL SCHOOLS
- DRIVEWAY WITH SINGLE GARAGE
- RECENTLY REDECORATED THROUGHOUT
- ENCLOSED REAR GARDEN
- SHORT DISTANCES TO YATE SHOPPING CENTRE
- FITTED KITCHEN
- FREEHOLD
- GAS CENTRAL HEATING
- GREAT LOCATION FOR SCHOOLS AND AMENITIES
- MODERN FAMILY BATHROOM
- NORTH YATE
- POPULAR LOCATION OF YATE
- THREE BEDROOMS
- UP AND OVER GARAGE DOOR
- UPVC DOUBLE GLAZING
- THREE BEDROOM LINK DETACHED



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### **This property consists of:**

Farringtons are pleased to welcome this recently redecorated three bedroom semi detached property in the desirable area of Canterbury Close, Yate.

The ground floor offers an entrance hall, separate lounge, kitchen / diner, utility room, downstairs cloakroom, conservatory and garage access.

The first floor offers three good sized bedrooms and a family bathroom with electric shower.

Close to local amenities, primary and secondary schools, bus stops, Yate Shopping Centre and Riverside complex where you will find a variety of high street shops, cafes and cinema.

Council Tax: BAND C  
EPC Rating C

Council Tax Band: C  
Tenure: Freehold













**TENURE:** We have been advised by the Vendors the property is Freehold.  
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.