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## CHESHIRE CLOSE, YATE, BRISTOL

**£295,000** Freehold

**NO CHAIN!**

A delightful one bedroom semi detached bungalow in a popular Yate location, an opportunity not to be missed!

For more information please call Farringtons on 01454 326846 or to arrange a viewing.

- Bungalow
- Council Tax BAND C
- Dining Room
- Driveway with single garage
- Location to Yate
- Enclosed rear garden
- EPC Rating D
- Fitted Kitchen
- Freehold

Farringtons are pleased to welcome this delightful one bedroom semi detached bungalow in Cheshire Close, Yate.  
This property offers a entrance hall. separate lounge, dining room, fitted kitchen, conservatory and a wet room.  
Further benefits: gas central heating, UPVC double glazing, well maintained enclosed rear garden, single garage and off street parking.  
Offering with NO chain, an opportunity not to be missed!  
Close to local amenities  
EPC Rating D  
Council Tax BAND C



**CHESHIRE CLOSE, YATE, BRISTOL**  
**£295,000** Freehold



**Farringtons**  
Cheshire Close

▼ Ground Floor



DETAILS  
Total Area: 59 M<sup>2</sup>

NEEDS NO LAMP WARRANTY  
INCLUDES WITHOUT LIMITATION,  
ASSURANCE OF QUALITY IN ACCORDANCE WITH  
REGULATIONS



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

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.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.