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## CANTERBURY CLOSE, YATE, BRISTOL

**SSTC**

**£215,000** Freehold

This well presented one bedroom property is a welcome addition to the market, complete with a front courtyard garden, garage, parking and with no onward chain this is a fantastic purchase for investment or could be your very first home!

- No Onward Chain
- Popular location of Yate
- Great for Investors and First Time Buyers
- End Terrace Property
- Close to local amenities
- One Bedroom Home
- Entrance Porch
- PVCu double glazing
- Garage and parking

Nestled and tucked away from the main thoroughfare this one bedroom, back to back, end of terrace home is a much welcome addition to the market.

Within walking distance to Yate Shopping centre, Cinema, Active Leisure Centre, open green space to the rear, local transport links and in a popular location in North Yate;

this is a perfect investment opportunity or a fantastic starter home!

The property is complete with useful outside storage, porch entrance, lounge/diner, kitchen with newly fitted Induction cooker, a double bedroom with fitted wardrobes and a three piece modern bathroom suite with electric shower over bath & glass shower screen.

The property also benefits from double glazing, gas central heating(a newly installed Worcester Gas Combi boiler fitted in 2023 located in airing cupboard upstairs) a single garage, parking, front courtyard garden and with the additional benefit of being no onward chain!

A great purchase and a chance to own something in a central Yate location; arrange your viewing today!

Council Tax Band: Band A

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

### **Entrance Porch**

A handy entrance porch with useful storage space on the outside and entry into the lounge/diner.

### **Lounge/diner**

A sizeable room with views to the front of the property, arched doorway to the kitchen, stairs leading to the first floor with storage space underneath and fitted radiator.

### **Kitchen**

A well presented kitchen with plenty of base and eye level units, complete with newly fitted Induction cooker, fitted radiator and views to the front of the property.

### **Bedroom 1**

A double room with integral fitted wardrobe space and views to the front of the property.

### **Bathroom**

A contemporary three piece bathroom suite with electric shower over bath, glass shower screen and heated towel rail.

### **Garage**

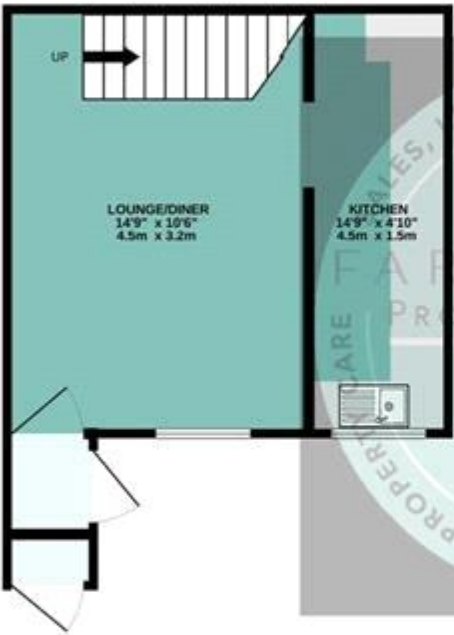
A useful single garage situated nearby to the property within a block



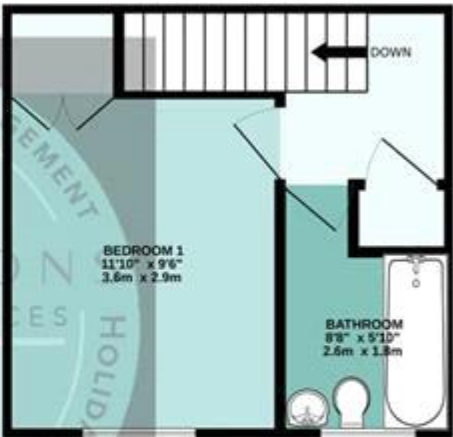


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GROUND FLOOR  
243 sq.ft. (22.6 sq.m.) approx.



1ST FLOOR  
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 470 sq.ft. (43.6 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.  
Made with Metropix 6/2024

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	<b>88</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>69</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
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.



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