



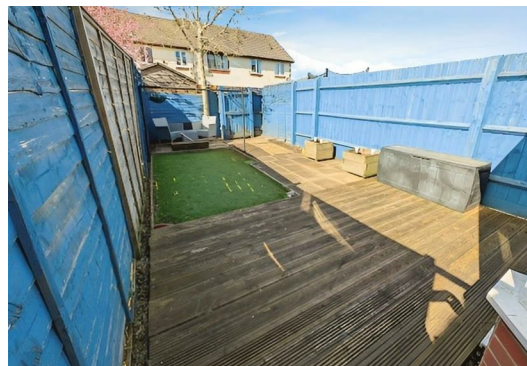
6 Long Mead, Yate, South Gloucestershire

- Terraced House
 - Lounge
 - Conservatory
 - Enclosed Garden
- Gas Central Heating & Double Glazing
- 2 Bedrooms
- Kitchen/Diner
- White Bathroom
- Two Parking Spaces

Offers In Excess Of £260,000

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HERE TO GET *you* THERE

This pleasant 2 bedroom terraced house is located in popular Brimsham Park area of Yate. The property offers lounge/diner, kitchen and conservatory to the ground floor. Upstairs can be found two bedrooms and white family bathroom. Further benefits include gas central heating, enclosed rear garden and allocated tandem parking for two vehicles. Viewing strongly advised.



Lounge/Diner

15'10" x 11'9"

Entrance door, double glazed window to the front, stairs to 1st floor 2 radiators, TV point, opening into

Kitchen

9'8" x 5'7"

Double glazed window and glazed door to the conservatory, range of modern drawer and base units with work surface over, stainless steel sink unit with mixer tap over, built in electric double oven, gas hob with extractor fan over, spaces for fridge/freezer, dishwasher and plumbing for washing machine, part tiled walls, radiator.

Conservatory

9'2" x 6'7"

Upvc double glazed construction on a dwarf wall, poly carbonate roof with ceiling fan, double glazed door opening into the garden.

First Floor Landing

Doors into

Bedroom One

11'3" x 11'3"

Double glazed window to the front, storage cupboard, TV point, radiator.

Bedroom Two

10'11" x 5'5"

Double glazed window to the rear, access to part boarded loft space with electrics, radiator.

Bathroom

Double glazed window to the rear, white suite comprising panelled bath with shower over, WC, wash hand basin, part tiled walls, extractor fan, radiator.

Outside

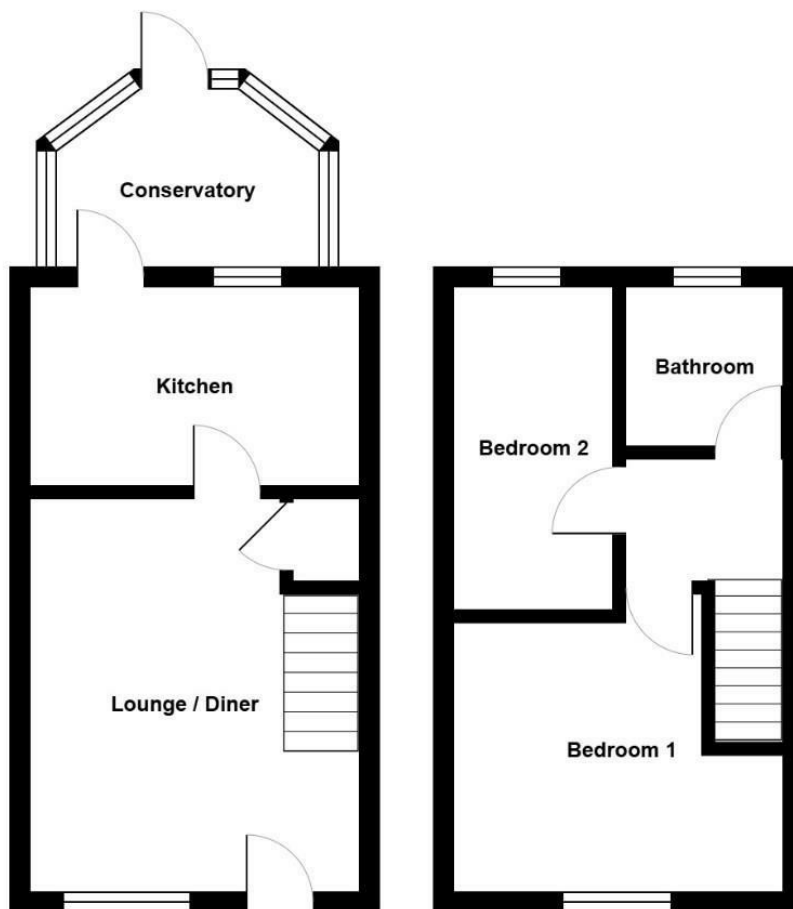
The front has graded stones with path to front door.

The enclosed rear garden is laid to artificial grass with decking and patio area and gated access to the rear.

Parking

There are two allocated parking spaces.

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"



ENERGY PERFORMANCE CERTIFICATE

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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