



## 236 Longs Drive, Yate, Bristol

- 2 Bedroom House
  - Kitchen
- Gas Central Heating
  - Parking
- No Upward Chain
- Lounge
- Bathroom
- Double Glazed
  - Garden
- Popular Location

**£225,000**

**HUNTERS®**

HERE TO GET *you* THERE



Offered for sale with no upward chain is this 2 bedroom back to back house. Briefly comprising small entrance hall with doors into kitchen and lounge with stairs leading up to the 1st floor. Two bedrooms and white family bathroom.

Further benefits include gas central heating, double glazing, garden to the front and parking space. Situated close to Yate town and convenient for Yate railway this property is sure to create interest. Early viewing advised.



### Entrance

Double glazed door, doors into

### Kitchen

12'6" x 5'10"

Double glazed windows to the front and side, range of wall, drawer and base units with work surface over, gas oven and hob with extractor fan over, 1.5 stainless steel sink unit with mixer tap over and part tiled walls, plumbing for washing machine, space for fridge/freezer, radiator, with folding table over, tiled effect flooring.

### Lounge

14'7" x 13'11" max

Double glazed window to the front, radiator, TV point, stairs leading to first floor.

### First Floor Landing

Access to loft space, doors into

### Bedroom One

12'5" - 9'2" x 10'8"

Double glazed window to the front, built in mirrored wardrobes, storage cupboard with shelving, radiator.

### Bedroom Two

9' x 5'11"

Double glazed window to the front, cupboard housing Worcester gas boiler, radiator.

### Bathroom

6'2" x 5'9"

Double glazed window to the side, white suite comprising panelled bath with shower extension to mixer tap, pedestal wash hand basin, WC, part tiled walls, heated towel rail.

### Outside

The front is laid to lawn with stone edges, outside tap, and storage cupboard.

### Parking

There is a tarmac parking space to the front of the property.

### Agents Note

"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"





## 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.



## 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) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.

**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

80-82 Station Road, Yate, Bristol, BS37 4PH  
Tel: 01454 313575 Email: [yate@hunters.com](mailto:yate@hunters.com) <https://www.hunters.com>