

for sale

£260,000 Freehold



Long Mead Yate Bristol BS37 7YT

* TWO BEDROOM * MID TERRACE HOME * LOUNGE/DINING ROOM * SEPARATE KITCHEN * SHOWER ROOM * ENCLOSED GARDEN * ALLOCATED PARKING *



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Property Details

Ground Floor

Open Porch

Tiled floor with storage cupboard and entrance door.

Entrance Hall

Double glazed obscured lead light feature door to front elevation, stairs rising to first floor, textured and coved ceiling, telephone point, dado rail and doors leading to kitchen and lounge/dining Room.

Lounge/ Dining Room

15' 8" x 11' 9" (4.78m x 3.58m)

Double glazed patio doors giving access to rear garden, surround set upon hearth for fireplace, TV point, dado rail, understairs storage cupboard and two radiators.

Kitchen

Double glazed window to front elevation, fitted kitchen comprising wall and base units with work surfaces over incorporating a stainless steel sink/drain, tiled splashbacks, space for cooker, extractor hood over, plumbing and space for washing machine, space for fridge/freezer, tiled flooring and textured ceiling.

First Floor

Landing

Stairs rising from ground floor, access to loft area, textured and coved ceiling, dado rail and doors leading to all bedrooms and shower room.

Bedroom One

11' 9" max x 9' 3" inc built-in cupboard (3.58m max x 2.82m inc built-in cupboard)

Double glazed window to front elevation, built-in cupboard housing hot water tank and slatted shelving, dado rail, textured ceiling and radiator.

Bedroom Two

10' x 10' plus built-in wardrobes (3.05m x 3.05m plus built-in wardrobes)

Double glazed window to rear elevation, fitted wardrobes, textured & coved ceiling and radiator.

Shower Room

Double shower cubicle, low level WC, pedestal wash hand basin, tiled walls, textured and coved ceiling, tiled floor, extractor fan and radiator.

Outside Space

Front Garden

Block pavier paving to entrance door via open porch, outside tap.

Rear Garden

Fully enclosed garden, mainly laid to lawn with stepping stones, patio area, shed with power, flower and shrub borders with decorative slate, outside light & tap and gated rear access.

Parking

Two allocated parking spaces.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

EPC Rating: Awaited

Property Ref: YAT307582 - 0004

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