



52 Longs Drive, Yate, Bristol

- Semi Detached House
 - Lounge
 - Shower Room
 - Rear Garden
 - Garage
- Entrance Hall
- Kitchen/Diner
- Gas Central Heating Double Glazed
- Tarmacked Front Garden Providing Off Road Parking
- No Chain

£290,000

HUNTERS®

HERE TO GET *you* THERE

This semi-detached house presents an excellent opportunity for young families and first-time buyers alike. The property boasts an entrance hall that leads into a lounge perfect for both relaxation and entertaining guests. With three bedrooms, there is ample space for a growing family or for those who need two bedrooms and a study. The modern wet room is conveniently located, ensuring comfort and practicality for everyday living. The kitchen/diner offers a sociable space for family meals and gatherings. This residence benefits from gas central heating and double glazing, providing warmth and energy efficiency throughout the year. The tarmacked front garden not only enhances the property's curb appeal but also offers off-road parking, a valuable feature in this area. The rear garden provides a private outdoor space, ideal for enjoying the fresh air or hosting summer barbecues. Importantly, this property is offered with no onward chain, making the buying process straightforward and hassle-free. With its desirable location and well-thought-out layout, this semi-detached house is a wonderful place to call home. Don't miss the chance to view this lovely property and envision your future in Yate.



ENTRANCE HALL

Double glazed door to front, stairs to first floor, laminate flooring, radiator.

LOUNGE

15'8" x 13'8" - 10'0"

Double glazed window to front, feature fire place with electric fire, two radiators.

KITCHEN

13'8" x 8'10"

Double glazed window and double glazed door to rear, wall and base units, work surfaces, single drainer stainless steel sink unit, space for oven, space for washing machine, radiator.

LANDING

Access to loft space.

BEDROOM ONE

13'8" max (to inside of wardrobes) x 8'9"

Double glazed window to front, built in cupboard, built in mirrored wardrobe, radiator.

BEDROOM TWO

10'5" x 7'7"

Double glazed window to rear, radiator.

BEDROOM THREE

7'6" x 5'10"

Double glazed window to rear, radiator.

WETROOM

Double glazed window to side, shower area with Mira shower. pedestal wash hand basin, W/C, radiator.

FRONT GARDEN

Tarmacked providing off road parking.

REAR GARDEN

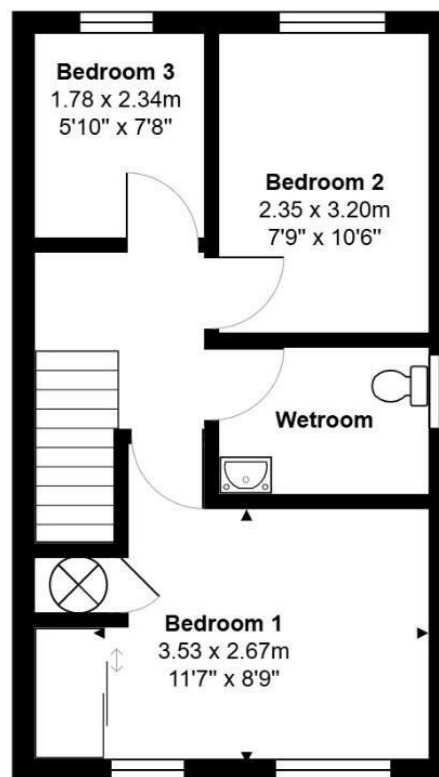
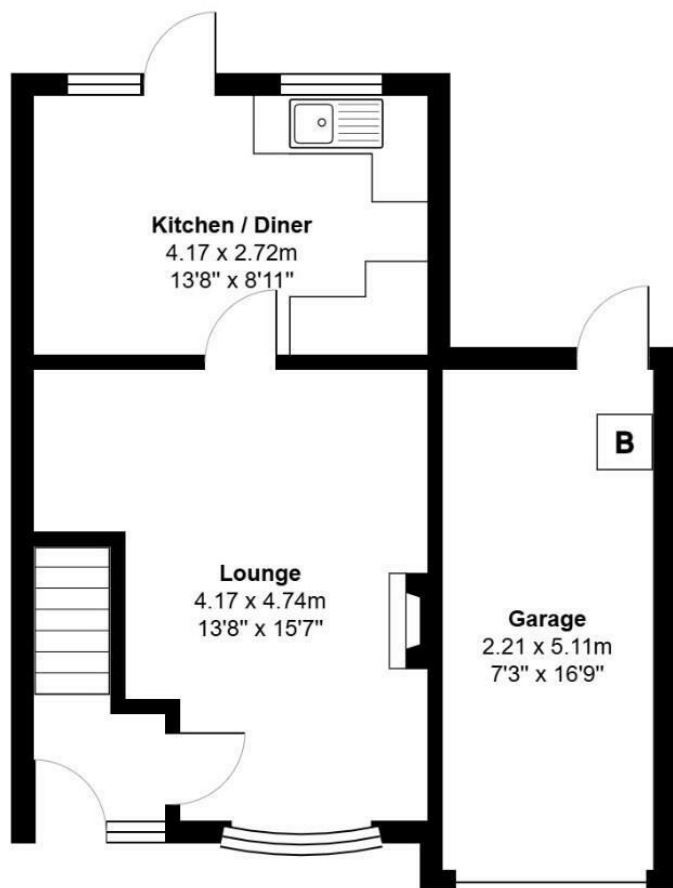
Laid to lawn, with shrub, tree, patio.

GARAGE

Single up and over door with light and power, ceiling storage and personal door to rear.

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.



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		
(69-80) C		
(55-68) D	67	74
(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.

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

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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