



COUNTRY
PROPERTY



58 Longs Drive

Yate

£225,000



58 Longs Drive

Yate, BS37 5XP

Generous 2 bedroom back to back semi detached property, with pleasant outlook over neighbouring park area, and enjoying a low maintenance garden with sunny aspect. The property is being sold with no onward chain and is presented to a good standard with only light decoration required in places.

The accommodation includes entrance hallway with kitchen to one side, with the other opening to the living room with stairs leading up. To the first floor you'll find 2 bedrooms - a double bedroom, a single, and a shower room. Having been let for a few years, the current owners have maintained the electrical and heating systems. Located in an established development in Yate, a short walk takes you to a choice of local convenience stores and take-aways, whilst Yate rail station and Yate Shopping Centre are just several extra minutes' walk away. Along with the garden to the front of the property, there is also an allocated parking space, located in the cul-de-sac to the rear of the property.

- Semi Detached Back To Back Property
- Living Room
- Kitchen
- 2 Bedrooms
- Shower Room
- Allocated Parking & Garden
- No Onward Chain
- Energy Efficiency Rating C





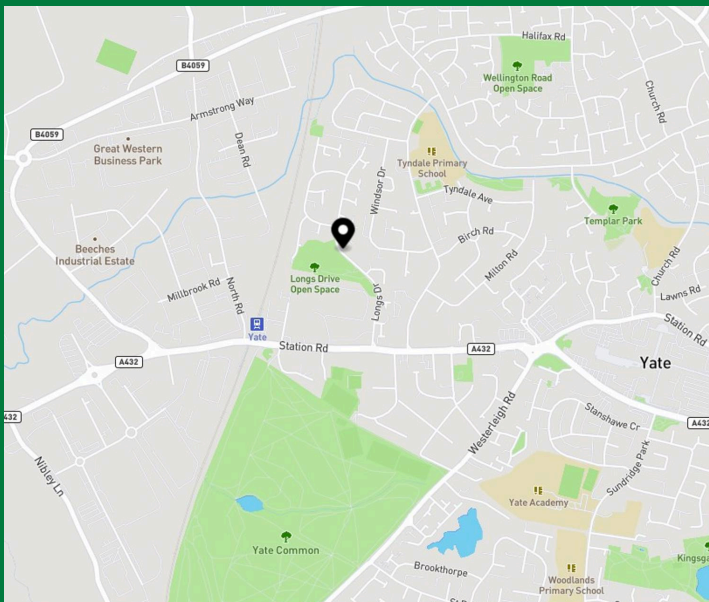
Location

Yate has a full range of shopping, library, leisure and educational facilities, including a Tesco Extra and M&S Food, Next and many more. The property is located equidistantly from the Yate Shopping Centre and Yate rail station for easy commuting to Bristol and beyond. The old market town of Chipping Sodbury is about two miles distant where there are further shopping facilities, including a Waitrose and award winning butchers and bakers, restaurants, coffee shops and public houses. Bristol and Bath are within about 12 miles, M4 motorway J18 at Tormarton about 6 miles and M5 J14 at Falfield about 7 miles.

Well-presented 2 bed semi with park views, sunny low-maintenance garden, parking, and no onward chain. Close to shops, rail, and Yate Shopping Centre. Some light decoration needed. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



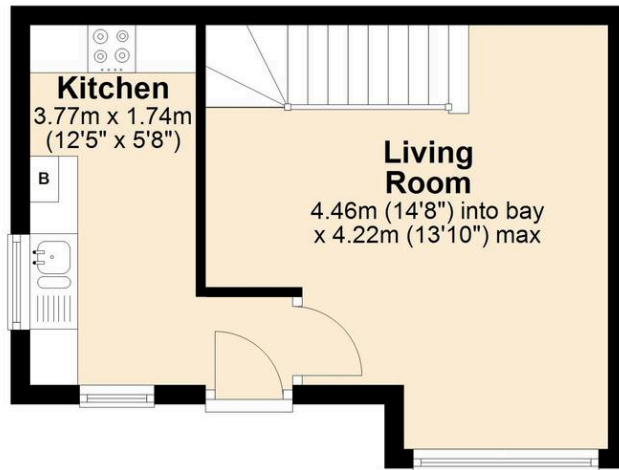
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



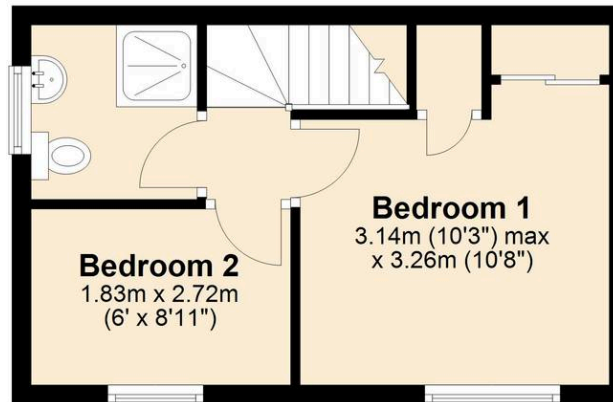
Ground Floor

Approx. 24.3 sq. metres (261.2 sq. feet)



First Floor

Approx. 22.8 sq. metres (245.3 sq. feet)



Total area: approx. 47.1 sq. metres (506.5 sq. feet)

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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