



GREGORYS
— ESTATE AGENTS —

By Lily



107 LONG CROFT
YATE
BRISTOL
BS37 7YN
£255,000

OFFERED TO THE MARKET WITH NO ONWARD CHAIN AND POSITIONED WITHIN THIS CUL-DE-SAC POSITION IN A POPULAR AREA OF YATE, CAN BE FOUND THIS SMART, TWO BEDROOM PROPERTY.

Internally the property is presented to a good decorative standard and briefly comprises an entrance hallway which leads to the kitchen and lounge / diner. Stairs lead to the first floor with a handy under stairs storage cupboard. The kitchen can be found overlooking the front aspect and comprises built in wall and base units with work surfaces over and with space and plumbing for appliances. The lounge/diner can be found to the rear of the property with views and direct access to the garden.

To the first floor can be found two bedrooms. The principle bedroom spans the entire width of the property and sits to the rear of the property with lovely open views across the playing fields. The second bedroom is still of good proportions and benefits two fitted storage cupboards, one of which houses the regularly serviced, gas combination boiler. Completing the accommodation is the bathroom, of which comprises a white, three piece suite. Furthermore the windows are all Upvc double glazed.



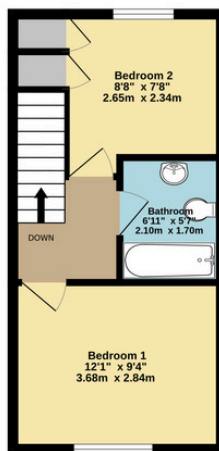
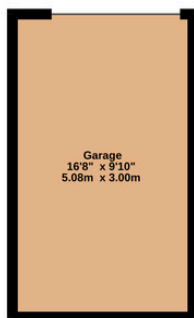
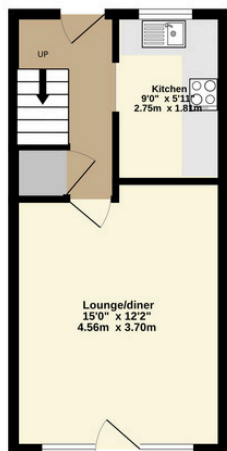


Found within the popular Brimsham area of Yate, the property enjoys easy access to many fantastic amenities. The highly regarded Brimsham Green School, Tyndale Junior School and the popular Outdoor Sports Centre can be found within walking distance. Whilst lovely outdoor walks and parks are available locally to explore.

A wonderful property, perfect for any first time buyer or perhaps someone looking to make a downsize move. An internal viewing comes highly regarded.



www.gregorys.click



TOTAL FLOOR AREA : 716 sq.ft. (66.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

Energy performance certificate (EPC)

107 LONG CROFT YATE BS37 7YN	Energy rating D	Valid until:	18 March 2031
		Certificate number:	5020-9078-0513-1009-0913

Property type	Mid-terrace house
Total floor area	55 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

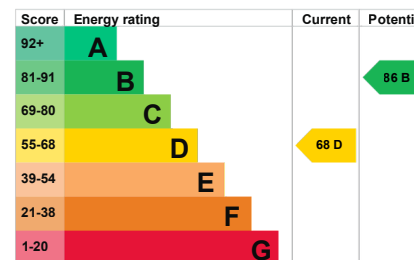
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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