



44 Jones Close, Yatton, BS49 4RA
£240,000

Steven
Smith



An immaculately presented two bedroom home peacefully located on the quiet cul-de-sac of Jones Close, being sold with no onward chain! Modernised throughout by the current owners, this home is perfect for first time buyers looking for a property which is ready to move into. Downstairs has been thoughtfully reconfigured to create a light and airy open plan living area, consisting of a gorgeous kitchen with breakfast bar, lounge area, hallway and utility with access to the garden. Upstairs the property boasts two double bedrooms, the master bedroom benefiting from two windows, and a stunning shower room. The sunny rear garden is south west facing, and lastly two parking spaces are also included.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hallway

Stairs to first floor with storage under, wood effect floor.

Open Plan Living Space

Kitchen Area 10' 5" x 6' 10" (3.17m x 2.08m)

Stunning kitchen fitted with a range of wall and base units, worktop with Belfast sink, integrated appliances to include slimline dishwasher, oven and four ring hob, breakfast bar, wood effect floor, bay window overlooking the front, combi boiler.

Living Area 15' 1" x 12' 11" (4.59m x 3.93m)

Wood effect flooring, window overlooking the rear garden. Door to:

Utility Room 5' 8" x 5' 1" (1.73m x 1.55m)

Worktop with space and plumbing for washing machine and fridge/freezer. Wood effect floor, window and door to garden

FIRST FLOOR Landing.

Bedroom 1 11' 2" x 9' 10" (3.40m x 2.99m)

Two windows, fitted wardrobe above stairs and cupboard offering additional storage.

Bedroom 2 11' 5" x 6' 11" (3.48m x 2.11m)

Window overlooking the rear garden.

Shower Room

Fitted with a suite of WC, sink with storage below, king size shower with waterfall shower and shower hose, tiled floor, partially tiled walls, spotlight and heated towel rail.

OUTSIDE

Off Jones Close a pathway leads to the front door with an area of lawn.

Garden

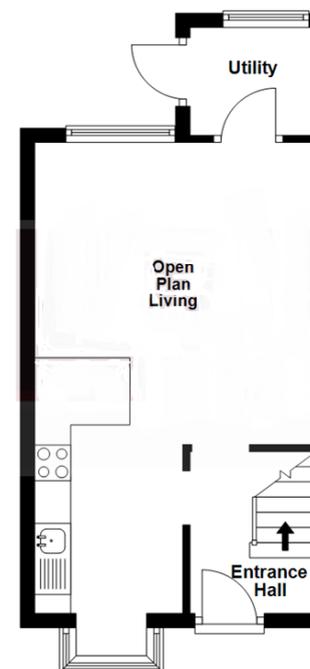
parquet balcony effect, laid to lawn with raised bed and rear access gate, south west facing,

Parking

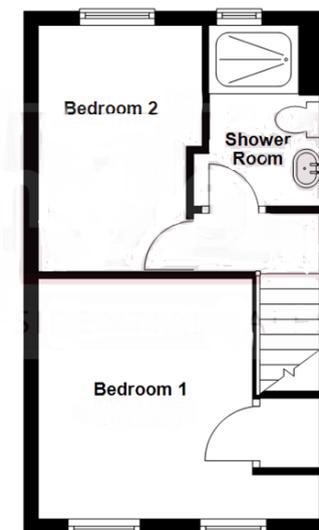
The property has 2 allocated parking spaces.

NB. Photos were taken before the current tenant moved in.

Ground Floor
Approx. 29.3 sq. metres (315.1 sq. feet)



First Floor
Approx. 27.1 sq. metres (291.7 sq. feet)



Total area: approx. 56.4 sq. metres (606.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



 Terrace House

 Freehold

 2

 Garden

 1

 C

 1

EPC D

 Gas Central Heating

 2 Parking Spaces





Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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