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Longs Drive, Yate, BS37

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Yate,
BS37

£225,000

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This delightful two-bedroom back to back house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property boasts a spacious lounge with bay window and is perfect for relaxation and entertaining guests, while the modern kitchen is equipped to meet all your culinary needs. The contemporary bathroom adds a touch of luxury, ensuring your daily routines are both convenient and enjoyable. With gas central heating and double glazing throughout, you can expect a warm and energy-efficient home, ideal for the British climate. Outside, the property features a lovely easy to maintain garden. Additionally, there is ample parking available for two cars, a valuable asset in this sought-after location. This house combines modern living with practicality, making it a wonderful choice for anyone looking to settle in a community. Don't miss the chance to make this lovely property your new home.

Entrance Hall
Double glazed door, doors into

Kitchen 12'6" x 5'9"
Double glazed window to the side, range of base units, wall display cupboard, shelving, work surfaces, electric oven and hob, extractor hood, 1.5 stainless steel sink unit over and part tiled walls, plumbing for washing machine, space for fridge/freezer, radiator.

Lounge 14'6" max - 12'6" x 13'11" max
Double glazed window to the front, stairs leading to first floor, radiator.

First Floor Landing
Access to loft space, doors into

Bedroom One 12'5 - 9'2" x 10'8"
Double glazed window to the front, built in mirrored wardrobe, storage cupboard, radiator.

Bedroom Two 9'0" x 5'11"
Double glazed window to the front, cupboard housing gas boiler, radiator.

Bathroom
Double glazed window to the side, white suite comprising panelled bath with shower attachment to mixer tap, pedestal wash hand basin, WC, part tiled walls, heated towel rail.

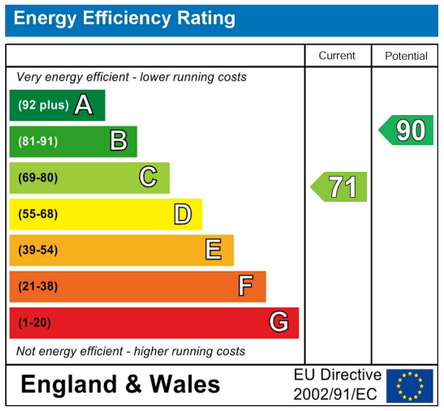
Outside
The front is laid to artificial grass, and there is an storage cupboard housing gas boiler.

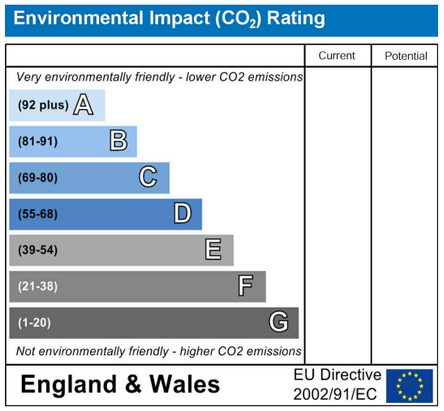
Parking
There is a tarmac parking space to the front of the property.

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’’

Tenure: Freehold
Council Tax Band: B

- 2 Bedroom House
- Lounge
- Modern Kitchen and Bathroom
- Gas Central Heating
- Double Glazed
- Garden
- Parking for two cars





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.

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80-82 Station Road, Yate, Bristol, BS37 4PH Tel: 01454 313575
Email: yate@hunters.com