



30 LANSDOWN, YATE, BRISTOL, GLOUCESTERSHIRE BS37 4LR

OIEO £269,995



TWO BEDROOM END TERRACE PROPERTY

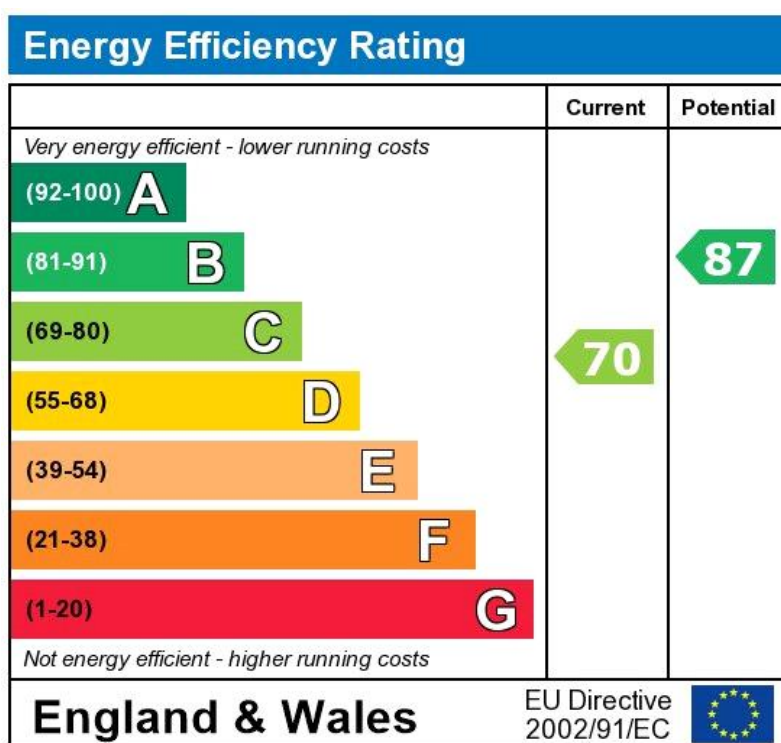
PROPERTY REFERENCE CODE: RS0106

30 LANSDOWN, YATE, BRISTOL, GLOUCESTERSHIRE BS37 4LR

NEW TO MARKET & OFFERING NO CHAIN!

A well presented two bedroom end terraced property in Yate set in its own rather appealing larger plot of land which would be of interest if you wish to extend the property. To avoid disappointment and to secure your viewing please call Farringtons on 01454 326846

- NO ONWARD CHAIN
- COUNCIL TAX BAND - B
- DRIVEWAY WITH SINGLE GARAGE
- ENCLOSED REAR GARDEN
- EPC RATING C
- GAS CENTRAL HEATING
- GREAT FOR INVESTORS AND FIRST TIME BUYERS
- TWO BEDROOM END OF TERRACE
- UPVC DOUBLE GLAZING
- MODERN KITCHEN / DINER
- LEASEHOLD
- GREAT LOCATION FOR SCHOOLS AND AMENITIES
- MODERN BATHROOM
- SEPERATE LOUNGE
- NEUTRAL DECOR
- OFF-STREET PARKING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

NEW TO MARKET & OFFERING NO CHAIN!

Farringtons are pleased to welcome this well presented two bedroom end terrace property.

The property is set in a larger than average plot of land where you could quite possibly apply for planning to extend the property.

The ground floor of the property offers a well presented kitchen/diner, separate lounge and entrance porch.

The first floor of the property offers a light and airy landing, modern bathroom and two double bedrooms.

Further benefits include: UPVC double glazing, gas central heating, front and rear gardens, garage and off street parking.

EPC Rating C
Council Tax BAND B

Leasehold property - £12.00 approx per year paid to Shenstone Properties with approx 940 years left on the lease

Close to local amenities, primary and secondary schools, bus routes, Yate leisure centre & Yate shopping centre where you will find a variety of shops, cinema, food chains and supermarkets.

Yate is a town and civil parish in South Gloucestershire, England. It lies just to the southwest of the Cotswold Hills and is 12 miles northeast of Bristol city centre and 12 miles from the centre of Bath, with regular rail services to Bristol and Gloucester.

Council Tax Band: B

Tenure: Leasehold (940 years)

Ground Rent: £12 per year

Kitchen/diner

w: 2.74m x l: 4.51m

Lounge

w: 3.62m x l: 4.48m

Bedroom 1

w: 3.08m x l: 4.51m

Bedroom 2

w: 2.46m x l: 4.22m









TENURE: We have been advised by the Vendors the property is Leasehold. It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.