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LONG CROFT, YATE, BRISTOL

£239,950 Freehold

This well presented 2 bedroom home is set in the popular location of Brimsham Park. The property offers a separate kitchen, spacious lounge/diner, a useful conservatory space and an enclosed, private garden, as well as off street parking for 2 cars and in addition, the property is CHAIN FREE!

SSTC

- No Onward Chain
- Freehold
- Terraced property
- Gas central heating system
- Great location
- Two sizeable bedrooms
- Conservatory
- Private Rear Garden
- Two allocated parking spaces

A chain free, well presented 2 bedroom home is readily available for sale set in the popular location of Brimsham Park. Great for First Time Buyers or Investors alike.

The ground floor of the property offers a separate kitchen, spacious lounge/diner and a purposeful conservatory, leading out into an enclosed, low maintenance garden with some established planting and useful garden shed.

The first floor of the property offers two double bedrooms with sizeable fitted wardrobe space and a fitted bathroom with a contemporary white suite.

Further benefits include: gas central heating, double glazing and parking for two cars

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

Call us to book a viewing today!

Council Tax Band: B

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Entrance hall

open entrance hall with under stairs storage

Kitchen

Improved and restored by the current owner with base and eye level units and space for appliances

Lounge/diner

spacious lounge diner with neutral decor

Conservatory

Useful conservatory space with views of the rear garden

Bedroom 1

Sizeable double bedroom with neutral decor.

Master bedroom

Family bathroom with White suite

Bedroom 2

Spacious second bedroom with integral storage

Allocated parking

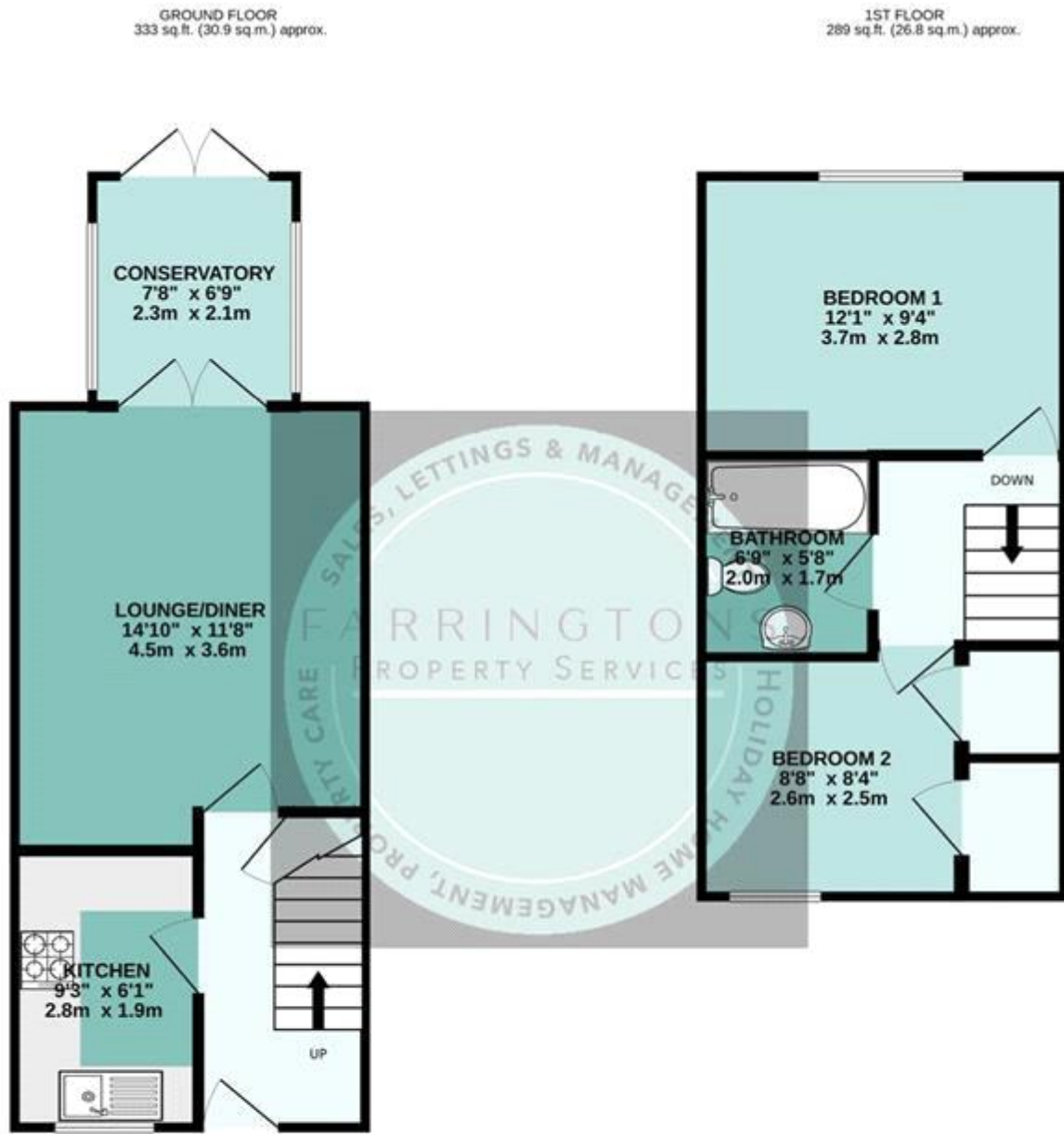
allocated parking nearby to the property

Garden

enclose and private, low maintenance garden.



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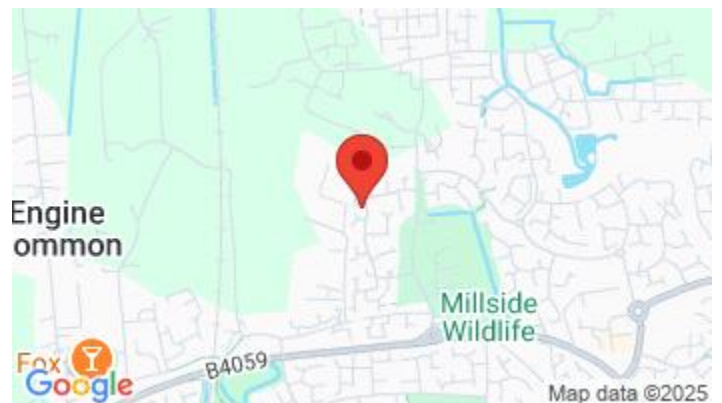


TOTAL FLOOR AREA : 621 sq.ft. (57.7 sq.m.) approx.

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(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 & Wales		EU Directive 2002/91/EC
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.		



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