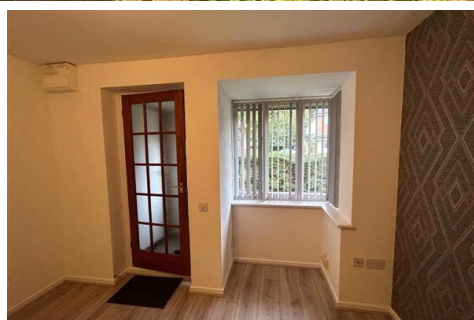




**01454 326846**

[contact-us@mwfarringtons.co.uk](mailto:contact-us@mwfarringtons.co.uk)



## LONGS DRIVE, YATE, BRISTOL

**£185,000** Freehold

Perfect for first time buyers & investors!

Farringtons are pleased to present this very well presented end terraced one bedroom house in a very popular location just off Station Road. The current owner has renovated throughout giving it a fresh, clean look.

**SSTC**

- Great investment or first time buyers
- Newly renovated throughout
- No Onward Chain
- Central Yate location
- Short distance from shops and amenities
- Terraced property
- Well Presented Property

A very well presented property in a central Yate location close by to local amenities that is perfect for any first time buyers or investors alike. This well presented property includes, its own porch, with useful built in storage cupboard, comfortable and newly decorated lounge, and modern kitchen with useful pantry/cupboard. The first floor offers a light and airy hallway, modern and updated bathroom with a modern white suite and a double bedroom complete with plenty of built in storage. further attributes includes a modern electric heating system and PVCu double glazing.

Furthermore the property includes off street parking for one car in a private car park and the property is completely chain free! This modern home has been heavily updated by the current owner with brand new flooring and modern improvements throughout. A property not to be missed and readily available to move into!

call our office today to arrange your viewing 01454 326 846.

Council Tax Band: A  
Tenure: Freehold  
Parking options: Off Street

**Entrance Porch**

entrance porch with storage

**Lounge**

open, light lounge area which has been tastefully decorated

**Kitchen**

kitchen with modern units and pantry/storage cupboard

**Bathroom**

modern bathroom with white contemporary suite

**Bedroom 1**

spacious double bedroom with built in storage housing a water tank and hanging rails.

**Allocated parking**

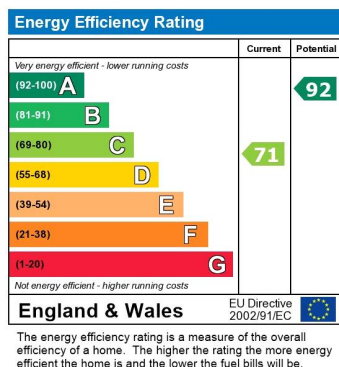
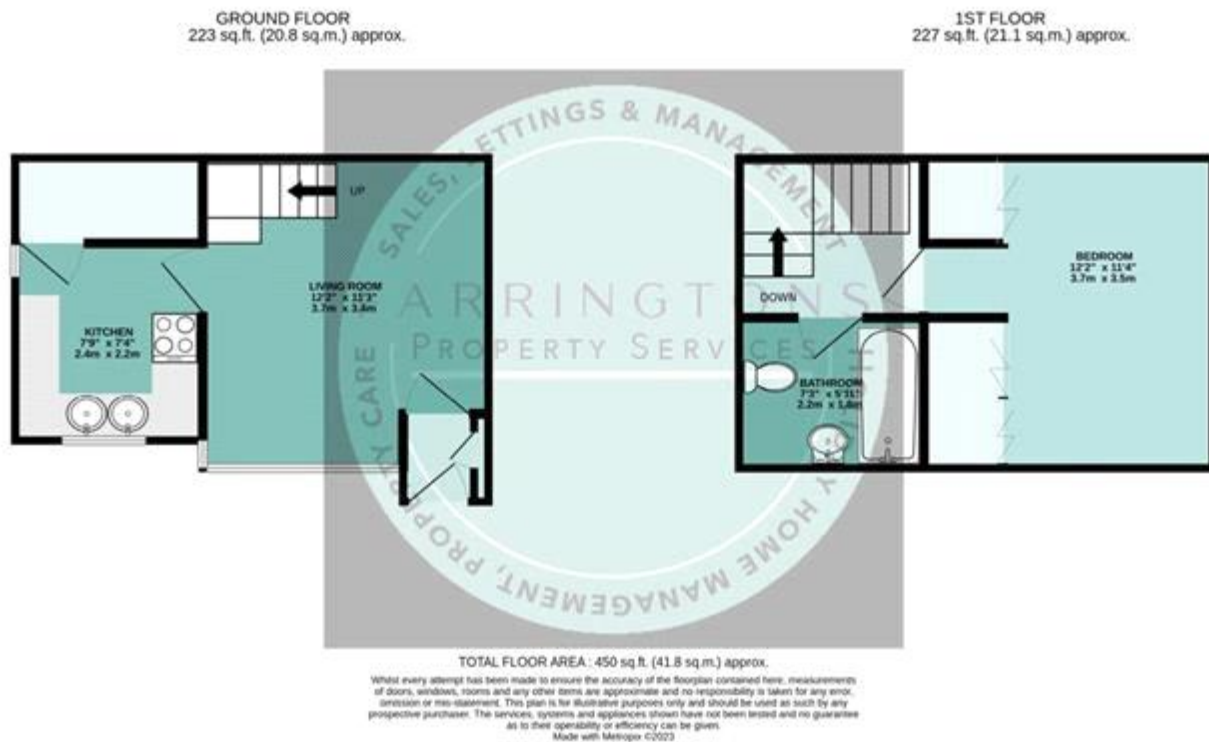
allocated parking space close to the property





LONGS DRIVE, YATE, BRISTOL

£185,000 Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.