



## LITTLEDEAN, YATE, BRISTOL

**SSTC**

**£275,000** Freehold

A well looked after family home, set in the ever popular location of Littledean; with amenities and schools nearby and offering three good sized bedrooms this no onward chain, terraced property is an opportunity not to be missed.

- Close to Local Amenities and Schools
- No Onward Chain
- Terraced property
- Popular location of Yate
- Well Presented Property
- Gas central heating and Double glazing
- Three bedrooms
- Lounge/Diner

An attractive home, set in a popular location of Yate, with schools close by and three good sized bedrooms this could be your next future family home.

Inside the front door you are welcomed by an open hallway, with under stairs storage space, modern "Galley styled" Kitchen, and dual aspect, spacious lounge diner.

Upstairs is home to three good sized bedrooms (two doubles and one single) and a light, fresh modern family bathroom.

Outside the property, you'll have plenty of patio space for entertaining in the enclosed rear garden, complete with pretty edge borders and established trees.

The outside further benefits from a single garage, driveway parking and some open green space to the front of the property. A viewing is strongly advised, call our office today.

Council Tax Band: council tax band B

Tenure: Freehold

### **Kitchen**

Modern, galley styled kitchen with view of the rear garden

### **Lounge/diner**

Spacious lounge diner, with dual aspect and doors leading out the rear back garden.

### **Bedroom 1**

Stylish and tastefully decorated double bedroom.

### **Bedroom 2**

a stylish, sizeable room with space for a double bed.

### **Bathroom**

Modern main family bathroom.

### **Bedroom 3**

A single bedroom with views to the front of the property

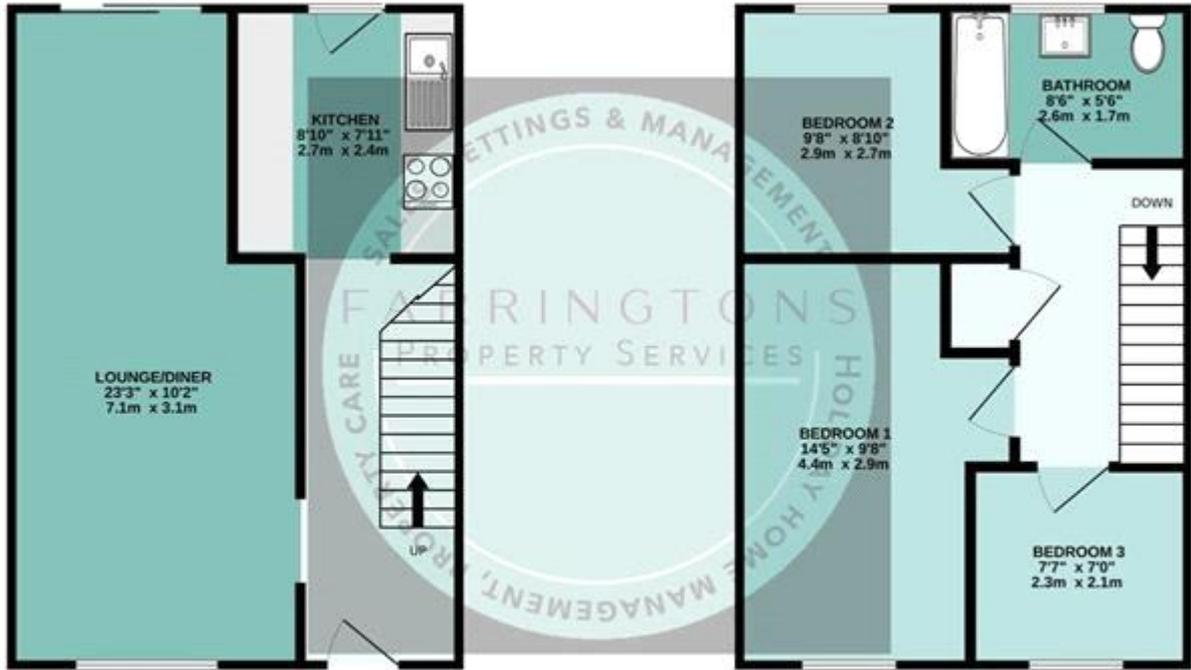


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GROUND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.

1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 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) <b>A</b>			
(81-91) <b>B</b>			<b>88</b>
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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