

LONGFORD, YATE, BRISTOL

£300,000 Freehold

RENOVATION NEEDED

A great prospect to make your mark on this detached home. With four/five bedrooms and plenty of space to offer this 'project property' is a fantastic investment opportunity.

SSTC

- No Onward Chain
- 'Project Property' in need of renovation
- Detached Property
- Great Investment Home
- Popular location of Yate
- Close to Local Amenities and Schools
- Four/Five Bedrooms
- Plenty of Integral Storage

Plenty of space to offer and a fantastic renovation project; this four/five bedroom home with no onward chain has just become available to purchase and is a perfect opportunity to add some home improvement.

Downstairs you are welcomed into a spacious hallway with parquet flooring and under-stairs storage.

A cosy lounge area and adjacent dining space with doors leading out to the rear garden.

Kitchen space with integral storage, and useful sun room

The ground floor further benefits from a bedroom/extra reception room and useful en-suite bathroom.

Upstairs is home to four bedrooms (with some integral wardrobe space) and a family bathroom which has been newly installed.

The outside is blessed with a garden to the front and rear and further benefited by driveway parking.

A real chance to make a future family home and add a creative touch, call today to arrange your viewing.

Council Tax Band: Band D

Tenure: Freehold

Entrance hall

A open entrance hallway with parquet flooring and under-stairs storage.

Lounge

Spacious lounge area with a dual aspect and views to the front of the property.

Dining Room

A useful dining space with service hatch to the Kitchen and doors leading out to the rear garden.

Kitchen

a sizeable kitchen with plenty of base and eye level units, door to the sun room space, integral storage and handy pantry cupboard.

En-suite

A considerable sized en-suite bathroom in need of some restoration/renovation.

Bedroom 5

Downstairs additional bedroom/reception room with doors leading into the utility room and views to the rear garden.

Bedroom 1

A double room with fitted wardrobe space.

Bedroom 2

A double room with views to the rear garden and fitted wardrobe space.

Bedroom 3

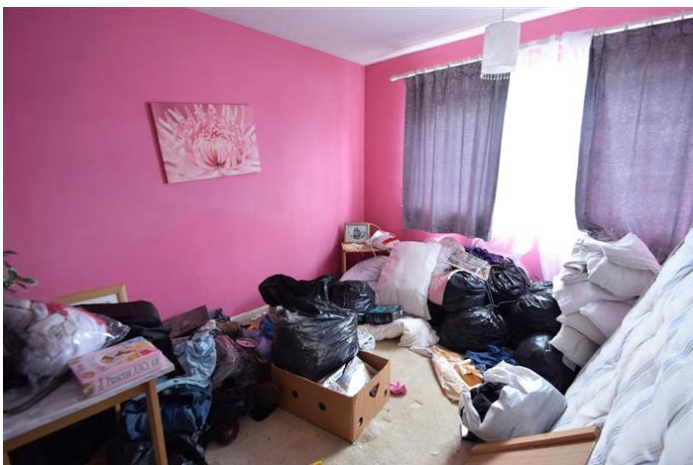
A single bedroom with views to the rear garden

Bathroom

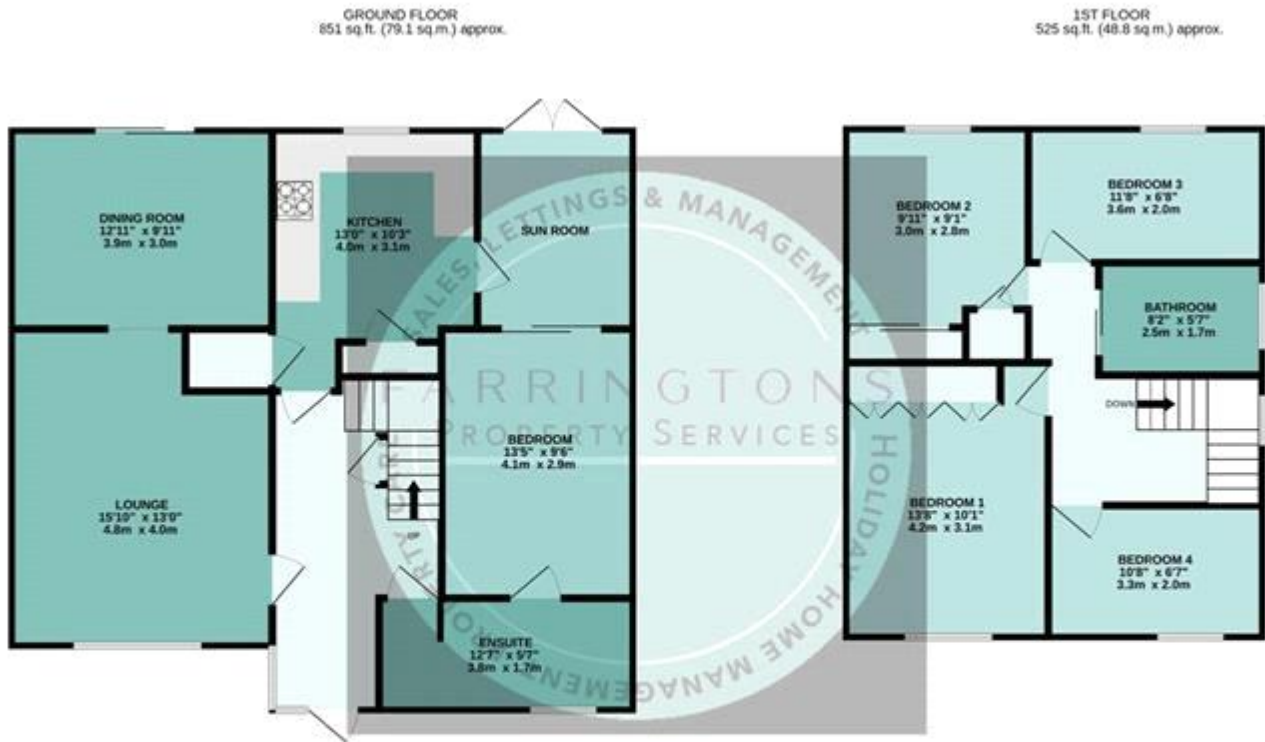
Main family bathroom with newly installed, white bathroom suite.

Bedroom 4

Single bedroom with views to the front of the property.



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TOTAL FLOOR AREA : 1377 sq.ft. (127.9 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		
(81-91) B		
(69-80) C		
(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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