

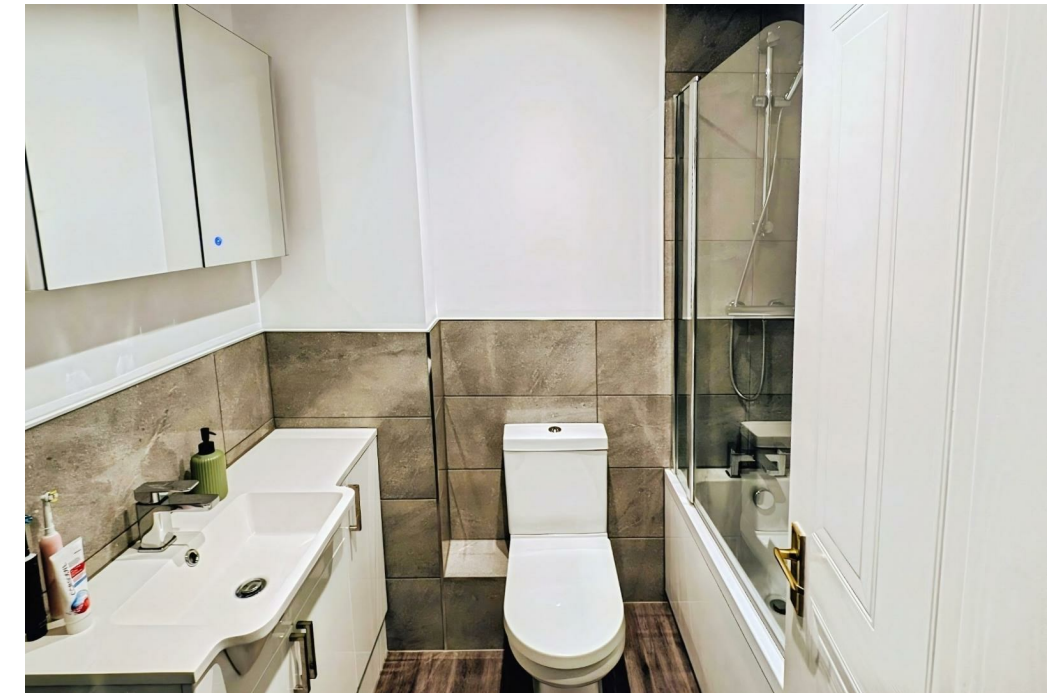


# Long Croft, Yate BS37

£260,000



This well-presented two-bedroom mid-terrace house is located in the desirable area of Long Croft, Yate, Bristol. This charming property offers a perfect blend of comfort and modern living, making it an ideal choice for first-time buyers or those looking to downsize. Upon entering, you are greeted by a welcoming entrance hall that leads into an attractive lounge perfect for entertaining guests or enjoying family meals. The modern kitchen is equipped with contemporary fittings, providing a functional space for all your culinary needs. The property also boasts a stylish bathroom, ensuring convenience and comfort for its residents. Both bedrooms are well-sized, offering ample space for relaxation and personalisation. The house benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Outside, you will find easy-to-manage gardens, providing a lovely outdoor space for enjoying the fresh air or tending to your plants. Additionally, the property includes two parking spaces, a valuable feature in this area. This delightful home is situated in a friendly neighbourhood, close to local amenities and transport links, making it a convenient choice for everyday living. Do not miss the opportunity to make his lovely property your own.



#### ENTRANCE HALL

Entrance door to front, understairs cupboard, stairs to first floor, laminate flooring, radiator.

#### LOUNGE/DINER 13'9" x 11'11"

Double glazed patio doors to rear garden, laminate flooring, radiator.

#### KITCHEN 9'1" x 5'10"

Double glazed window to front, range of modern wall and base units, work surfaces, single drainer sink unit, tiled splashbacks, built in electric oven and electric hob, extractor hood, space for washing machine, laminate flooring.

#### LANDING

Access to loft space.

#### BEDROOM ONE 11'11" x 9'2"

Double glazed window to rear, radiator.

#### BEDROOM TWO 8'7" x 7'8"

Box style double glazed window, storage cupboard housing gas boiler, radiator.

#### BATHROOM

Modern suite of bath with shower over, vanity wash hand basin, W/C, laminate flooring, inset ceiling lights, heated towel rail.

#### FRONT GARDEN

Laid to lawn with gravel stone border.

#### REAR GARDEN

Laid to lawn with patio. tree, garden shed.

#### PARKING

Two allocated parking spaces.

#### AGENTS NOTE

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure: Freehold  
Council Tax Band: B

- Well Presented Two Bedroom Property
- Entrance Hall
- Lounge
- Modern Kitchen and Bathroom
- Gas Central Heating
- Double Glazing
- Easy to manage Gardens
- Two Parking Spaces

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
		<b>90</b>
	<b>76</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.