



16 Longford, Yate, Bristol

- End of Terrace House
 - New Kitchen
 - 3 Bedrooms
- Garage and Parking for Two Vehicles
- Newly Decorated and New Flooring
 - New White Bathroom
- Low Maintenance Front & Rear Gardens
 - No Chain

£285,000

HUNTERS[®]
HERE TO GET *you* THERE

Entrance Hallway

Double glazed door with double glazed side panels, stairs to 1st floor with cupboard under, radiator, door into

Lounge

14'6" x 11'8"

Double glazed window to the front, radiator, opening into

Kitchen/Diner

17'10" x 8'11" max

Double glazed window and double glazed patio door to the rear, new fitted kitchen comprising wall, drawer and base units with work surface over, stainless steel sink unit with mixer tap over, part tiled walls, integrated appliances including under counter fridge and freezer, dishwasher, washing machine, breakfast bar, electric cooker, hob and extractor hood over, radiator, space for table and chairs, wood effect flooring, ceiling spotlights.



First Floor Landing

Access to loft space, doors into

Bedroom One

12'5" max x 10'2"

Double glazed window to the front, cupboard housing gas boiler, radiator.



Bedroom Two

11'2" x 10'2"

Double glazed windows to the rear and side, radiator.

Bedroom Three

8'11" x 7'4"

Double glazed window to the front, radiator.

Bathroom

Double glazed window to the rear, new white suite comprising, panelled bath with mixer tap and rain shower over, vanity wash hand basin, concealed cistern WC, part tiled walls, heated towel rail, tiled effect flooring.

Outside

The gated front garden is laid to artificial grass with pathway leading to the side and front door.

The enclosed rear garden is mainly laid to patio with artificial grass and raised border, fruit tree, gated access to front side and storage area.

Single Garage

There is a single garage with up and over door, courtesy door into the rear garden and double glazed window to the rear, with driveway to the front for two vehicles.





Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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

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