

HUNTERS[®]

HERE TO GET *you* THERE



Longford

Yate, BS37 4JW

Offers In Excess Of £285,000



Don't miss this opportunity to secure this E ' TYPE ' style three bedroom end of terrace property including an open plan lounge, modern fitted kitchen/diner, fine sized conservatory, family bathroom, en suite master bedroom and a 12' third bedroom. The garage has been currently partitioned to a storage room/shower room. Further benefits are double glazing gas central heating, gardens and off road parking. Be quick for this one!!



LOUNGE 18'0"max (including stairs) x 12'9" (5.49max (including stairs) x 3.89)
 Entrance door double glazed windows to front, stairs to first floor, understairs cupboard, TV point, two radiators.

KITCHEN/DINER 18'0" x 10'0" (5.49 x 3.05)
 Double glazed window to side and rear, range of modern wall and base units, stainless steel one and a half bowl sink unit, built in double oven and separate electric hob, cooker hood, integral dishwasher, break fast bar, Valliant gas boiler, inset ceiling lights, radiator.

CONSERVATORY 16'1" x 10'3" (4.90 x 3.12)
 Double glazed with dwarf wall and double glazed doors to rear garden, radiator.

GARAGE PARTITIONED TO STORAGE AREA AND SHOWER ARE 8'7" x 7'10" (Storage Room Area) (2.62 x 2.39 (Storage Room Area))
 The garage has been currently partitioned to provide a storage area with shower area with shower cubicle, wash hand basin and radiator.

LANDING
 Double glazed window to side, access to loft space, radiator.

BEDROOM ONE 10'3" x 9'10" (3.12 x 3.00)
 Double glazed window to front, radiator.

EN SUITE
 Shower cubicle, wash hand basin and W/C to be installed, part tiled, laminate flooring.

BEDROOM TWO 10'9" x 10'2" (3.28 x 3.10)
 Double glazed window to rear, radiator.

BEDROOM THREE 12'9" x 7'5" (3.89 x 2.26)
 Double glazed window to front, radiator.

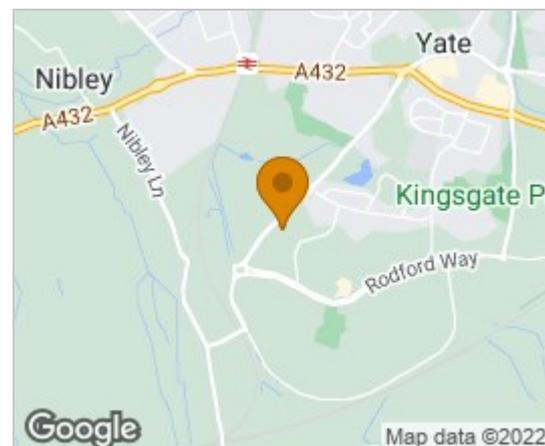
BATHROOM
 Double glazed window to rear, bath with shower over, vanity wash hand basin, W/C, laminate flooring, inset ceiling lights, heated towel rail.

FRONT GARDEN
 Laid to lawn.

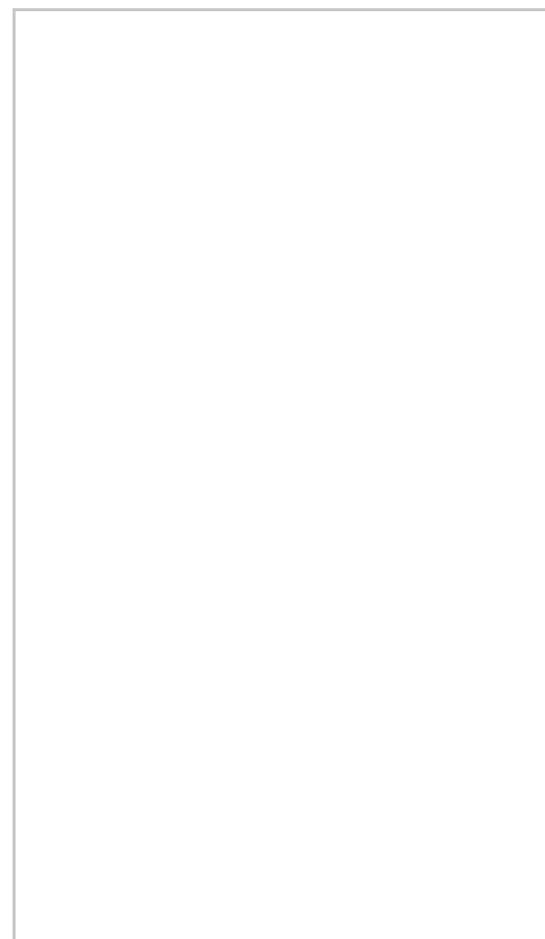
REAR GARDEN
 Decking, paved, lawn, pergola, bushes, garden gate.

OUTSIDE
 Off Road Parking.

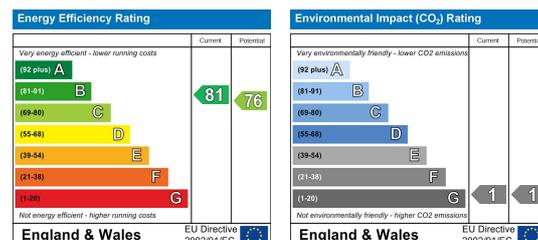
Area Map



Floor Plans



Energy Efficiency Graph



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.