



## 53 Long Mead, Yate, Bristol

- End of Terrace House
  - Kitchen
- Modern White Bathroom
- Parking for Multiple Vehicles
  - Double Glazing
- Lounge/Diner
- 2 Double Bedrooms
- Enclosed Rear Garden
- Gas Central Heating
- No Upward Chain!

**Offers In Excess Of £260,000**

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Offered for sale with no upward chain is this two Double bedroom end of terrace house. Property boasts entrance hallway, kitchen and lounge /diner to the ground floor. Upstairs has two double bedrooms and modern white bathroom.



### Entrance Hallway

Double glazed door to front, Karndean flooring, stairs to first floor landing, radiator.

### Lounge/Diner

15' 7" x 11' 8"

Double glazed French doors to rear garden, understairs storage cupboard, feature media Tv unit, ceiling spotlights, wall lights, Karndean flooring, two radiators.

### Kitchen

9' 8" x 5' 9"

Double glazed window to front, modern kitchen with a range of wall, drawer and base units with worksurfaces over, stainless steel sink with mixer tap over, part tiled walls, electric oven with stainless steel cooker hood over, plumbing for a washing machine, space for a fridge/freezer, wall unit Vaillant gas central boiler, Karndean flooring, radiator.

### First Floor landing

Access to loft space, doors into

### Bedroom One

11' 8" x 10' 8"

Double glazed window to rear, radiator.

### Bedroom Two

11' 8" max x 9' 3" max

Double glazed window to front, over the stairs storage cupboard, radiator.

### Bathroom

Double glazed window to side, white suite comprising panelled bath with mixer tap and shower over, vanity wash hand basin with storage under, WC, part tiled walls, ceiling spotlights, extractor fan, radiator, tiled floor.

### Outside

The front garden is mainly laid to gravel stone, pathway to front door and built in storage cupboard.

### Rear Garden

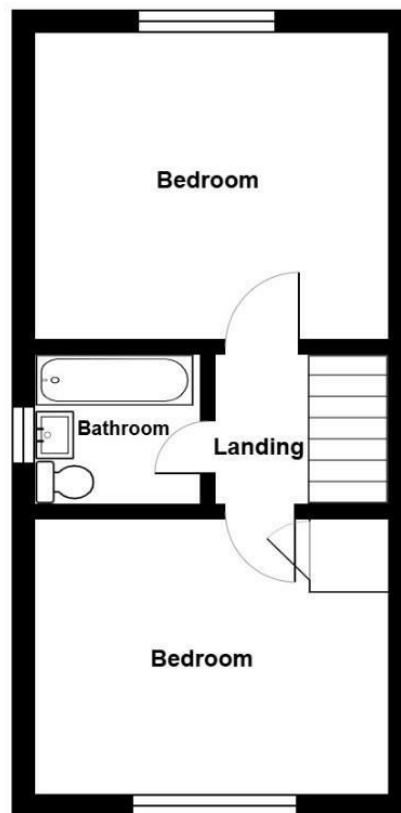
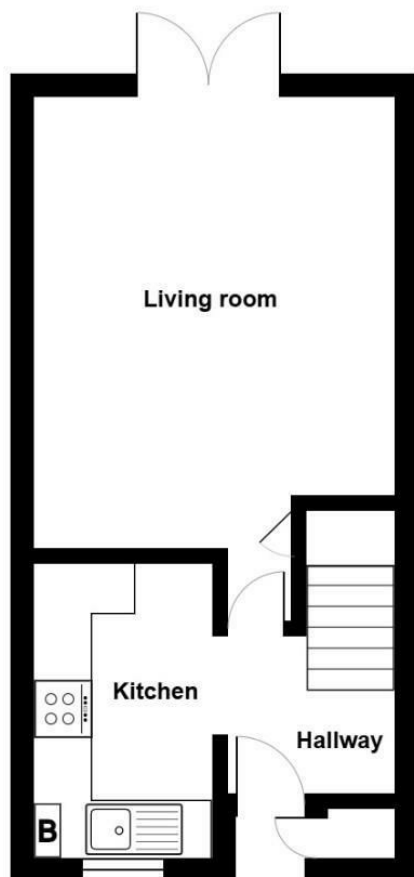
Enclosed rear garden is laid to artificial grass, with patio area.

### Parking

There is parking for multiple vehicles to the side of the property.

### agents note


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## 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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 

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.

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### 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.



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