

ASKING PRICE

**£245,000**

**Long Mead**

Yate, BS37 7YT



## PROPERTY SUMMARY

This well presented two bedroom mid terrace home offers a spacious living room with dining area, a kitchen and bright conservatory that opens directly onto the rear garden. Upstairs you will find two generous bedrooms and a modern bathroom with loft access for additional storage. The property benefits from off road parking for two cars. The rear garden has been designed for low maintenance living with artificial grass, a decking area and plenty of space for entertaining. This property is an ideal first time home in a sought after location.

## LOCATION

This property is situated in the sought after Brimsham Park, located in North Yate. The town of Yate is situated to the North of Bristol and approximately 11.3 miles from the city centre. Yate has fantastic amenities with a large Shopping Centre, Leisure Centre, two further gyms, restaurants and cafes. There are several choices for Primary and Secondary Schools within the town along with plenty of parks, playgrounds and green space. Yate has a Train Station and Bus Centre providing good access into Bristol and Bath City Centres along with a direct service to Southmead Hospital. Chipping Sodbury is also only moments away and boasts its Historic High Street with a range of shops, pubs, cafes and a centrally located Waitrose Store.

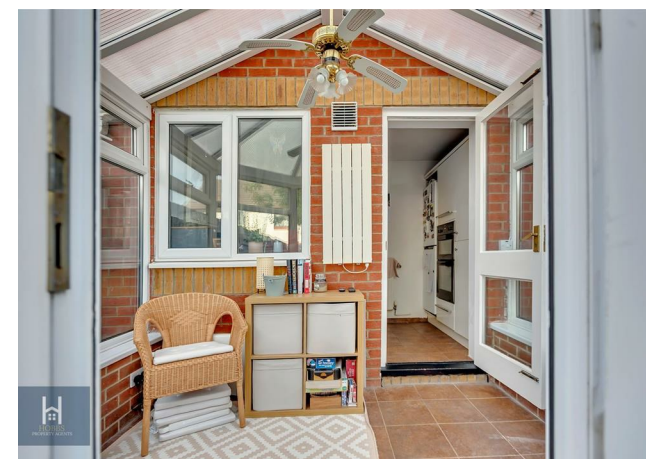
2



1



2





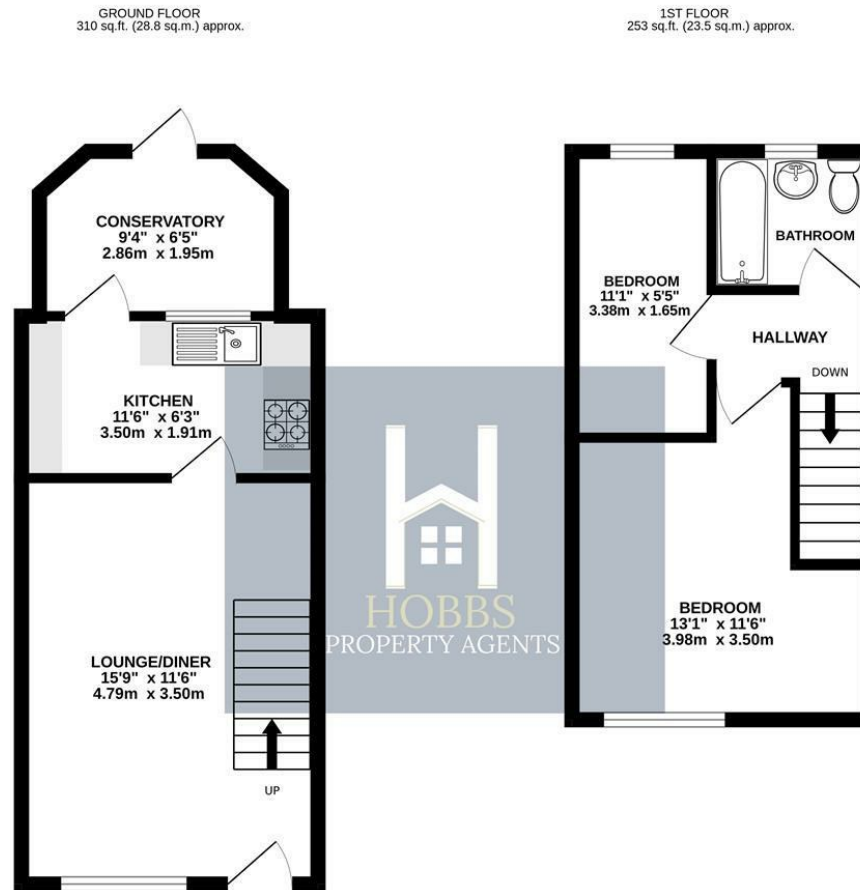












TOTAL FLOOR AREA : 562 sq.ft. (52.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## OFFICE DETAILS

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