

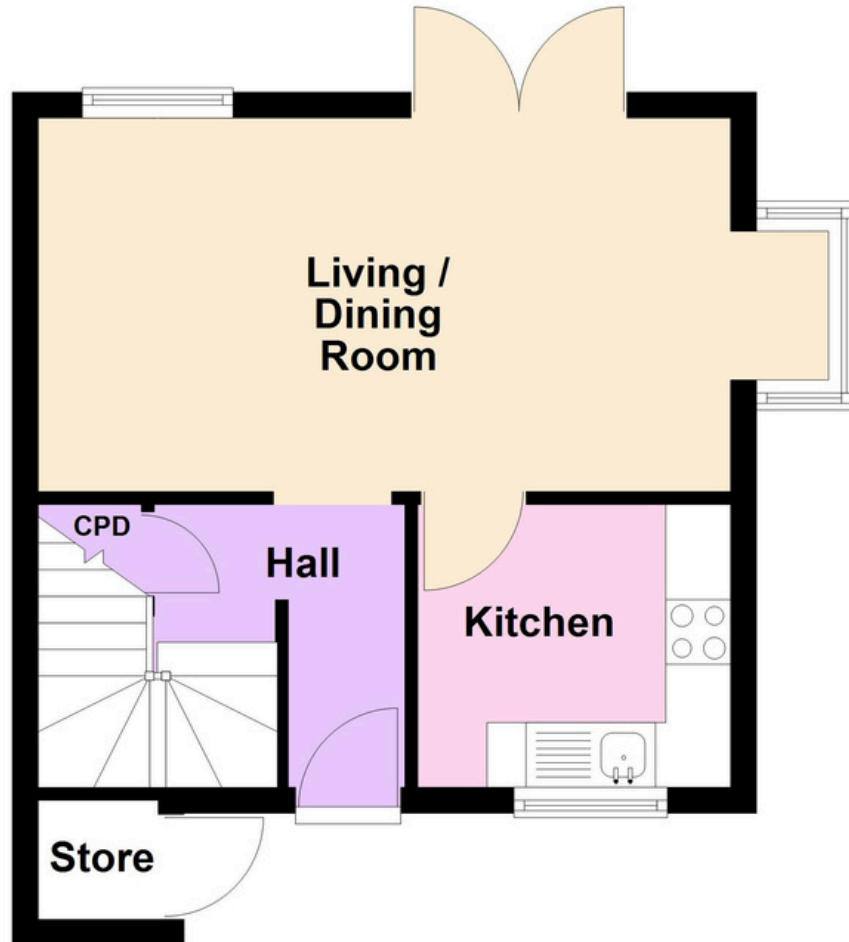


17 Long Croft, Yate, BS37 7YN

£249,000

Ground Floor

Approx. 29.0 sq. metres (312.1 sq. feet)



First Floor

Approx. 27.6 sq. metres (297.3 sq. feet)



Total area: approx. 56.6 sq. metres (609.4 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floorplan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error/omissions

Plan produced using PlanUp.

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Full description

Situated in this popular Brimsham Park location, this two bedroom semi detached house, in good order throughout, and with parking for two side-by-side cars is now offered for sale no onward chain. Accommodation comprises entrance hall, living/dining room and kitchen to the ground floor with two bedrooms and bathroom to the first. Gas central heating, double glazing. NO CHAIN.

Situation

Yate is a thriving and well-connected town offering an excellent balance of modern living, green spaces and everyday convenience. Popular with families, professionals and first-time buyers alike, the town combines a strong sense of community with a wide range of amenities. At its heart is Yate Shopping Centre, providing an extensive selection of shops, cafés, restaurants and leisure facilities, alongside supermarkets, schools and healthcare services. The area is well served by parks, cycle paths and recreational spaces, making it ideal for an active lifestyle. Yate benefits from excellent transport links, including its own railway station with direct services to Bristol, Bath and Gloucester, as well as easy access to the A46, A432 and M4 motorway. This makes it a highly attractive location for commuters while remaining a comfortable place to call home. With a diverse mix of properties — from modern apartments and new-build homes to established family houses — Yate caters to a wide range of buyers. Its convenience, connectivity and ongoing investment continue to make Yate one of South Gloucestershire's most popular residential locations.

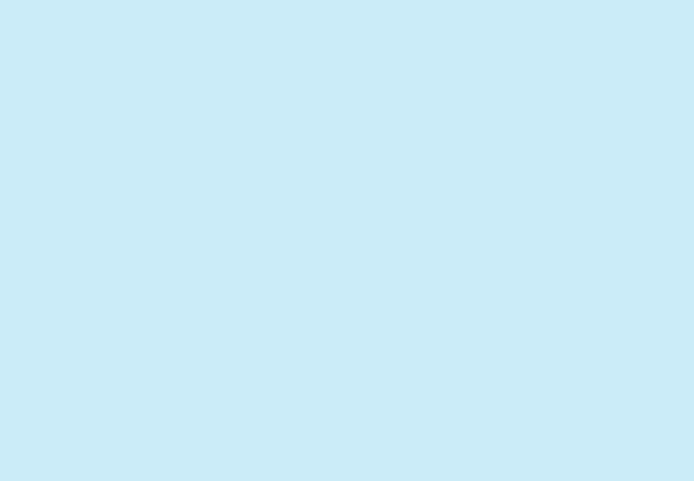
Property Features

- Two bedroom semi-detached home
- No onward chain
- Fully enclosed rear garden
- Popular 'Brimsham Park' location
- Dual aspect lounge/dining room
- Newly replaced kitchen
- White bathroom suite
- Two double bedrooms
- Recently replaced combination boiler
- Allocated parking for two cars



Local Authority - South Gloucestershire
Council Tax Band - B
Tenure - Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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