44 Jones Close Yatton BS49 4RA

£240,000

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RESIDENTIAL SALES









Property Type
House - Terraced

How Big
606.80 sq ft

Bedrooms
2

Reception Rooms
1

Bathrooms
1

Warmth
Gas central heating

Parking
Off street

Outside
Front & rear

EPC Rating
D

Council Tax Band
C

Construction
Traditional

Tenure
Freehold

Modern two bedroom terrace home, modernised throughout with a delightful open plan layout with no onward chain - 44 Jones Close is a well presented two bedroom property which is an ideal opportunity for those looking to take their first step onto the property ladder along with investors alike. Benefitting from a delightful cul-de-sac position, this bright and airy property has been modernised throughout by the current owner. The well-appointed, open plan accommodation is set out traditionally over two floors and accessed via a spacious entrance hall that leads to the open plan kitchen diner living room. The recently refitted kitchen boasts a range of stylish fitted sage green wall and base cabinets with a range of integrated appliances and ceramic sink and drainer. The breakfast bar towards the end of the kitchen is ideal for socialising and also benefits from being open to the living area, perfect for entertaining. The addition of the rear utility helps with practicalities and doubles as a utility room. The first floor offers two well-proportioned bedrooms and modern shower room, completing the internal accommodation.

This wonderful home benefits from an enclosed, westerly facing rear garden with areas laid to lawn and herringbone deck, creating an ideal space to enjoy the summer sunshine. There is also a gate to the rear of the garden that provides the convenience of rear access. The front of the property has an area laid to lawn with a pathway leading to the entrance. The property also boasts side-by-side, off-street parking for two vehicles.

Jones Close is a sought after peaceful cul de sac, within a short distance to Yatton's various shops and cafes. It is also an excellent commuter base to Bristol city centre, the West Country and London via the local railway that is a short walk away.





Modern open plan home ideally situated in Yatton





HOW TO BUY THIS PROPERTY

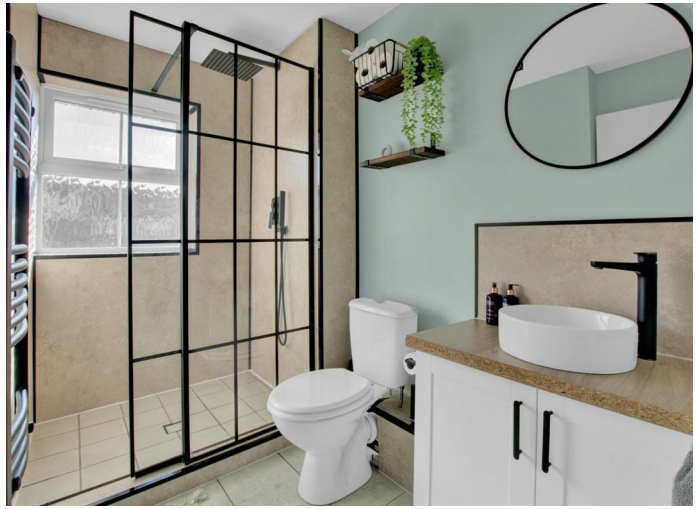
If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.
proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.
Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.







About this property

TENURE
Freehold

This information has been provided by the sellers and is correct to the best of our knowledge

UTILITES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas fired central heating

BROADBAND
Ultrafast broadband is available with the highest available download speed 10000 Mbps and the highest available upload speed 10000 Mbps. We advise all interested parties to also make their own enquires via checker.ofcom.org.uk.

If an information source is not named, then it has been provided by the either the sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Sprift's data partners include Royal Mail, Ofcom, Environment Agency, Land Registry, Valuation Office Agency, Office for National Statistics, Ordnance Survey and Historic England.

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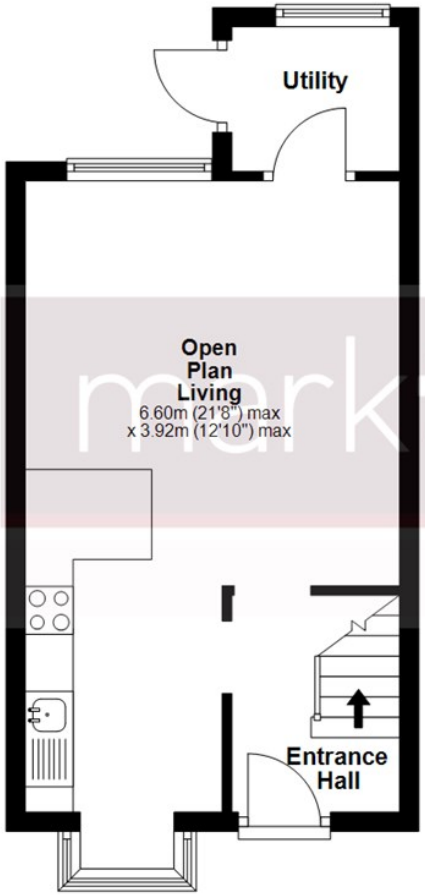
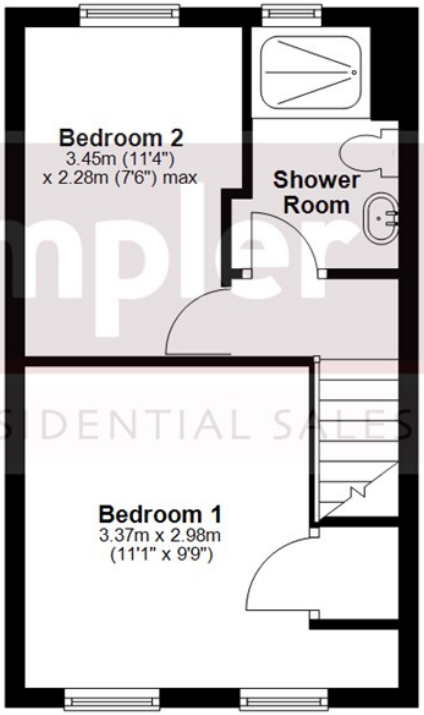
Ground Floor

Approx. 29.3 sq. metres (315.1 sq. feet)



First Floor

Approx. 27.1 sq. metres (291.7 sq. feet)



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Total area: approx. 56.4 sq. metres (606.8 sq. feet)

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 responibility 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 applicances shown have not been tested and no guarantee as to their operability or efficency can be given.
Plan produced using PlanUp.

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