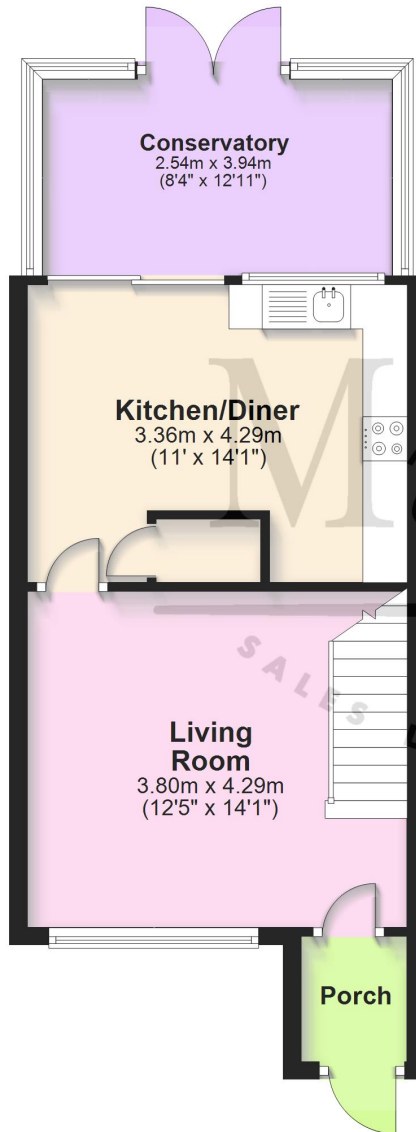




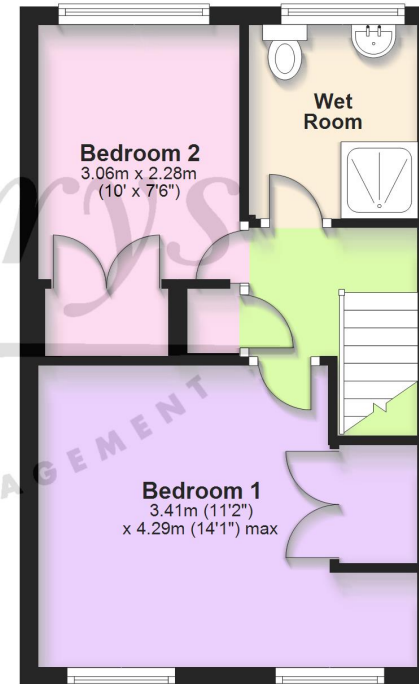
Ground Floor

Approx. 42.1 sq. metres (453.7 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.4 sq. feet)



Total area: approx. 73.3 sq. metres (789.1 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

28 Rodborough, Yate, South Gloucestershire BS37 8SF

No Onward Chain! Situated in Rodborough, a sought after road in South Yate, this two bedroom end of terrace property is located within a neat terrace of similar homes overlooking a pretty green. The house would be ideal for first time buyers, couples or equally for someone looking to downsize and add your own mark as some modernisation is needed. The ground floor of this property offers an entrance porch, living room, kitchen/diner and the added benefit of a conservatory space with French doors out to the rear garden. The first floor provides two double bedrooms and a wet room / shower room. Outside you will find an enclosed and easily manageable rear garden with access to a single garage and driveway providing parking for 1 car. Rodborough is arguably one of the most sought after roads in South Yate due to its spacious feeling and access to local amenities such as Yate Shopping Centre, Yate train station, Westerleigh Common, Wellesley Primary School and Yate Academy - all being easy access from the property's doorstep.

Situation

The town of Yate is located approximately 5.8 miles from the M4 Junction 18 and 11.3 miles from the centre of Bristol, so excellent for commuting. It has a train station with main line connections to Bristol Parkway and Temple Meads, a refurbished leisure centre, retail park, restaurants and a large shopping centre which caters for all needs. From Yate there is easy access to the nearby market town of Chipping Sodbury with its historic High Street dating back to the 12th Century. Chipping Sodbury offers a wide and eclectic range of shops and businesses plus a Waitrose store which is found in the centre of the town. There is a selection of both Primary and Secondary Schooling in the Yate area of good reputation plus there are the open green spaces on Westerleigh Common. Chipping Sodbury also offers country walks on its own common which neighbours the golf course, rugby, tennis and cricket club.

Property Highlights, Accommodation & Services

- End of Terrace Home
- Sought After Cul-de-Sac Close To Amenities
- Two Bedrooms with Fitted Wardrobe Space
- Kitchen/Diner
- Conservatory With French Doors To Rear Garden
- Wet Room
- Overlooking Pretty Green
- Single Garage and Driveway Parking
- Enclosed, Low Maintenance Rear Garden.
- Council Tax Band - B - South Gloucestershire Council

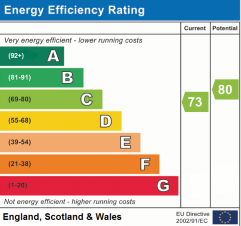
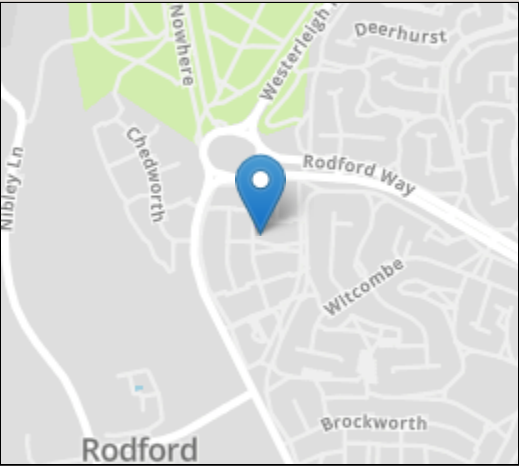
Directions

Leaving Rodford Way in South Yate, take the first exit at the large roundabout onto Westerleigh Road. From here Rodborough will be the first turning on the left and once in the road, bear left continue along past the green on the right hand side and No. 28 will be found overlooking the green on the right.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band B

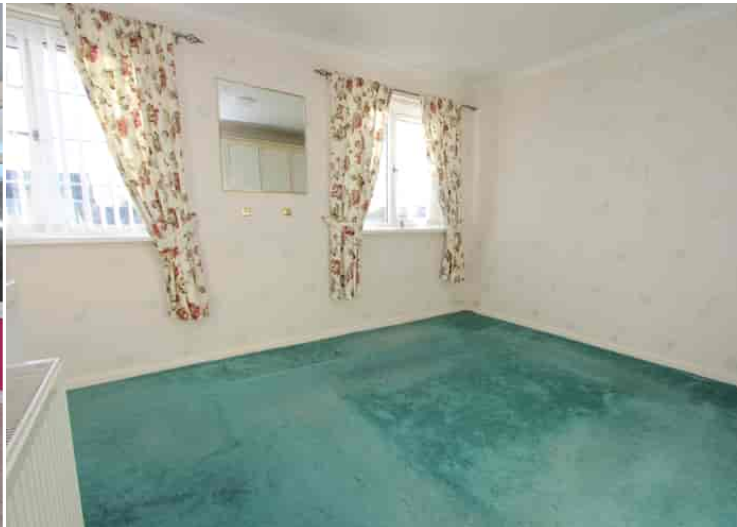
Tenure - Freehold

Contact & Viewing - Email: mil_sodburysales@milburys.co.uk Tel: 01454 318338



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