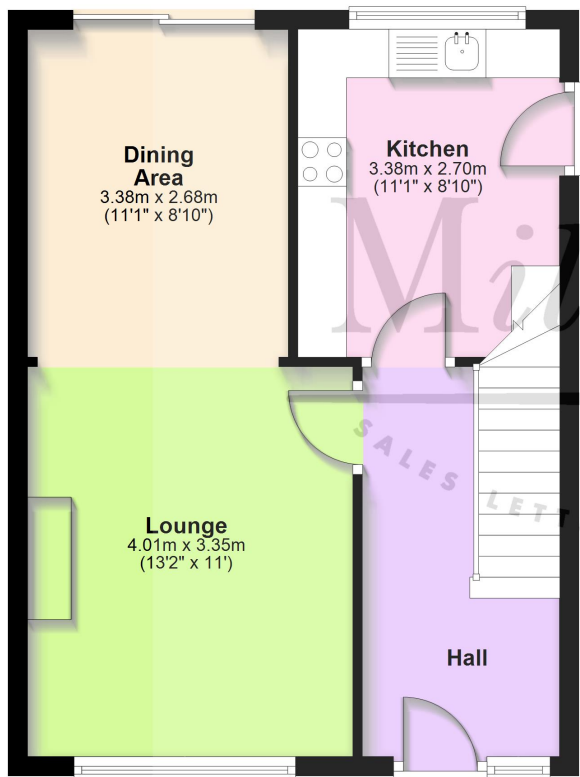




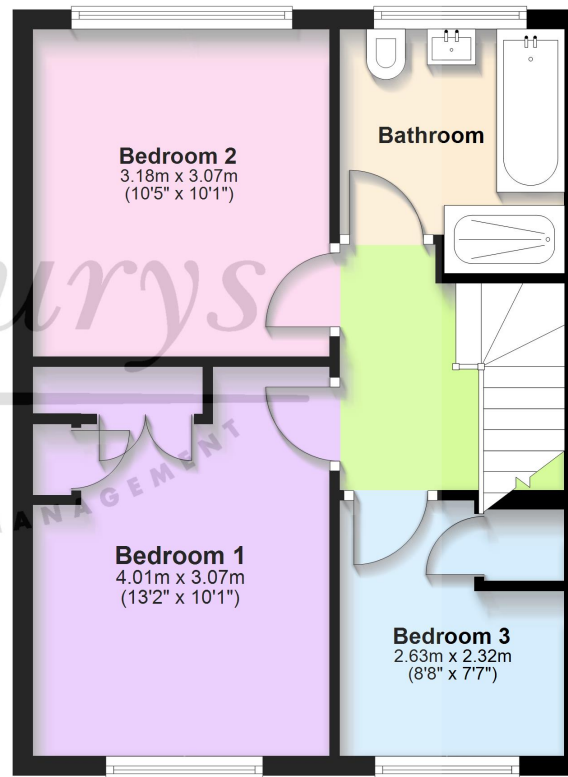
Ground Floor

Approx. 41.0 sq. metres (441.6 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.6 sq. feet)



Total area: approx. 82.0 sq. metres (883.1 sq. feet)

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



46 Rectory Close, Yate, South Gloucestershire BS37 5SD

Set in a sought after location, Rectory Close enjoys a central position within the town. Superb for those looking to walk to the local amenities. This beautifully presented semi detached property would make an ideal first home or downsize. The property comes with a welcoming entrance hallway, this leads to a sizable lounge/dining room, neutral in decor, with dual aspect and a feature fireplace. You will then find a stunning kitchen which overlooks the rear garden which has been recently fitted with space for all appliances. The first floor comes with 3 bedrooms (two doubles and a good size single). There is also a refitted four piece family bathroom, modern in design with the addition of large walk-in shower. Additional benefits include oak hung internal doors, gas central heating and double glazing. Externally you will find a front garden laid to lawn, then a sizable enclosed rear garden with a designated patio area. There is also a single garage with electric roller door and driveway parking.

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

- Semi- Detached • Newly Fitted Kitchen • Great Size Lounge/Diner • 3 Bedrooms
- Walking Distance to Town Centre and Train Station • Single Garage & Allocated Parking • Front and Rear Gardens
- Beautifully Decorated Throughout • Ideal First Home or Downsize • Council Tax Band - C - South Gloucestershire Council

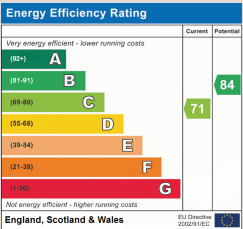
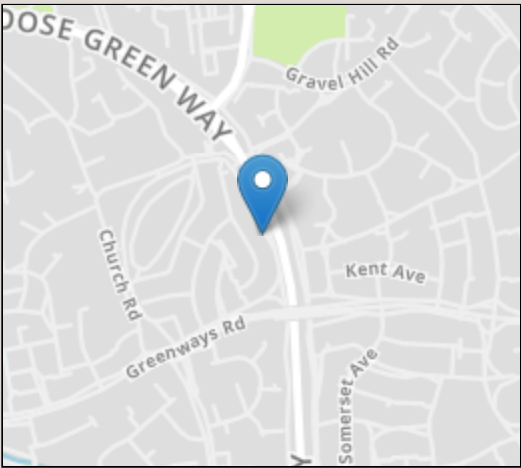
Directions

Leaving central yate on Church Road, continue straight and at the mini roundabout, turn right onto Greenways Road and then take the first left straight away onto Rectory Close. Follow the road round to the right, and No.46 will be found on the left hand side fronting Goose Green Way.

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

Tenure - Freehold

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



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