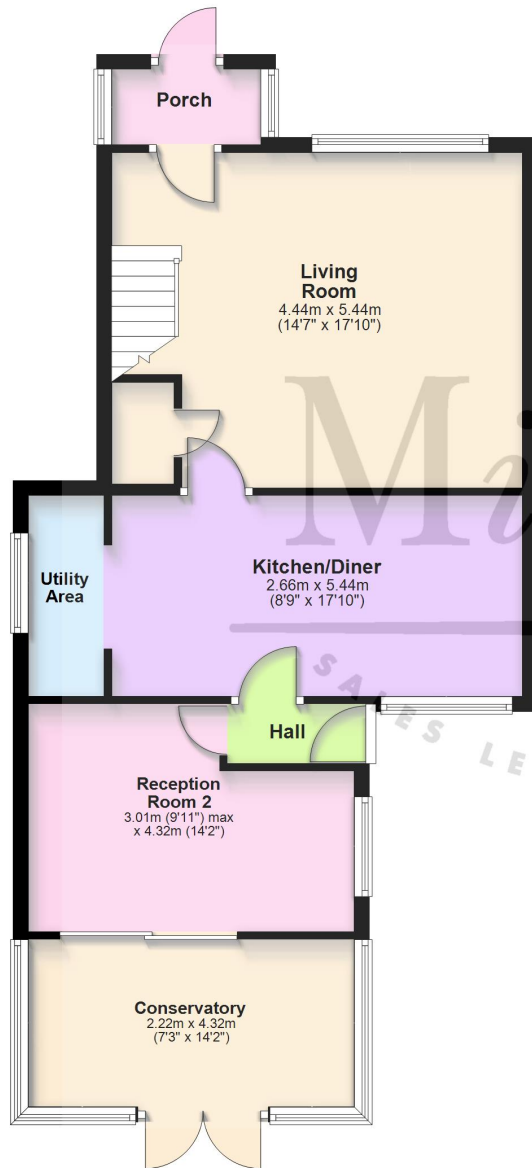




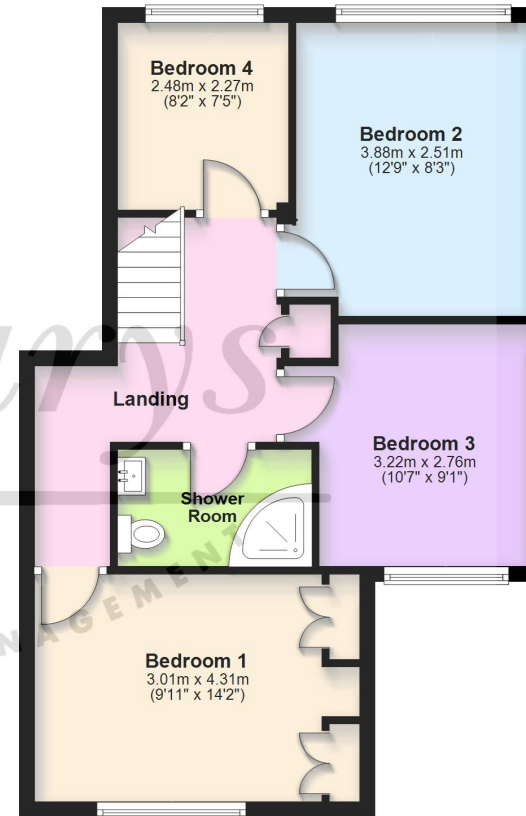
Ground Floor

Approx. 67.7 sq. metres (728.6 sq. feet)



First Floor

Approx. 55.1 sq. metres (593.3 sq. feet)



Total area: approx. 122.8 sq. metres (1321.9 sq. feet)

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

76 Cherington, Yate, South Gloucestershire BS37 8UX

Rarely available to the market in this area, we are delighted to offer this cleverly extended family home! This sizable end terrace comes with a generous plot which has allowed for a substantial double story extension. The property now offers a flexible layout on the ground floor which consists of an entrance porch that leads into a living room to the front, then a fresh and bright kitchen/diner. This also has a handy utility area to the side. Then you will find a further reception room to the rear and a modern conservatory that takes you out to the rear garden. Moving upstairs, there are 4 good size bedrooms (3 doubles and a single) and a stylish modern shower room. Externally the property's garden has not been compromised by the extension and still provides a well maintained outdoor space laid to artificial grass, patio and gravel. There is also a gated parking area and a single garage at the rear whilst to the front the property overlooks a picturesque open green area and also has an attractive enclosed front garden.

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

- 4 Bedroom Family Home • End Terrace • 2 Reception Rooms • Modern Conservatory
- Large Kitchen Dining Room with Utility Area • Attractive Rear Garden with a Private Feel • Utility Area
- Single Garage and Driveway Parking • Gas Central Heating and Upvc Double Glazing
- Council Tax Band - C South Gloucestershire Council

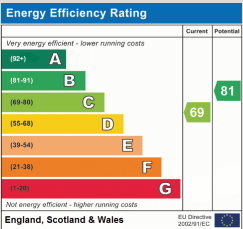
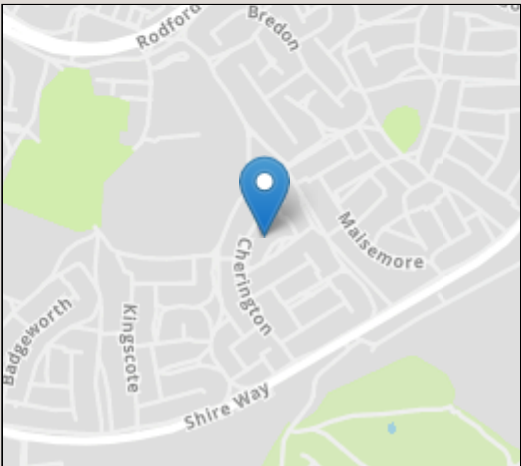
Directions

Turn into Shire Way from Rodford Way and you will find Cherington approximately half way around. Once turned in number 76 can be found half way along on the right hand side.

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



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk

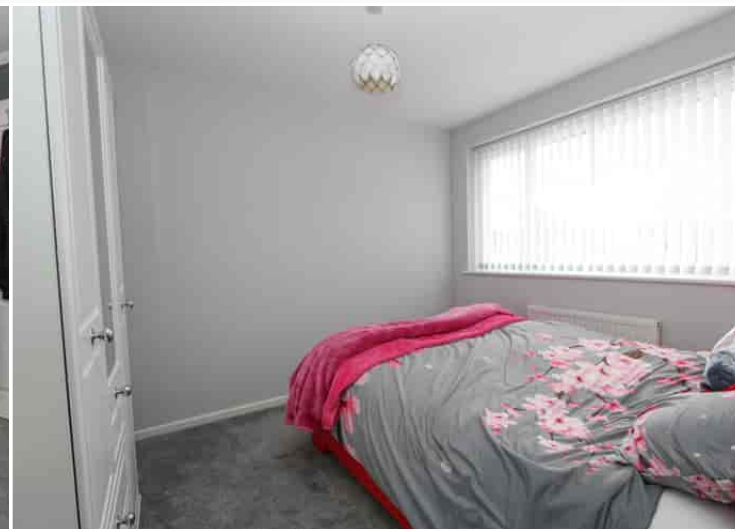




Milburys



SALES LETTING MANAGEMENT



www.milburys.co.uk

