

The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT

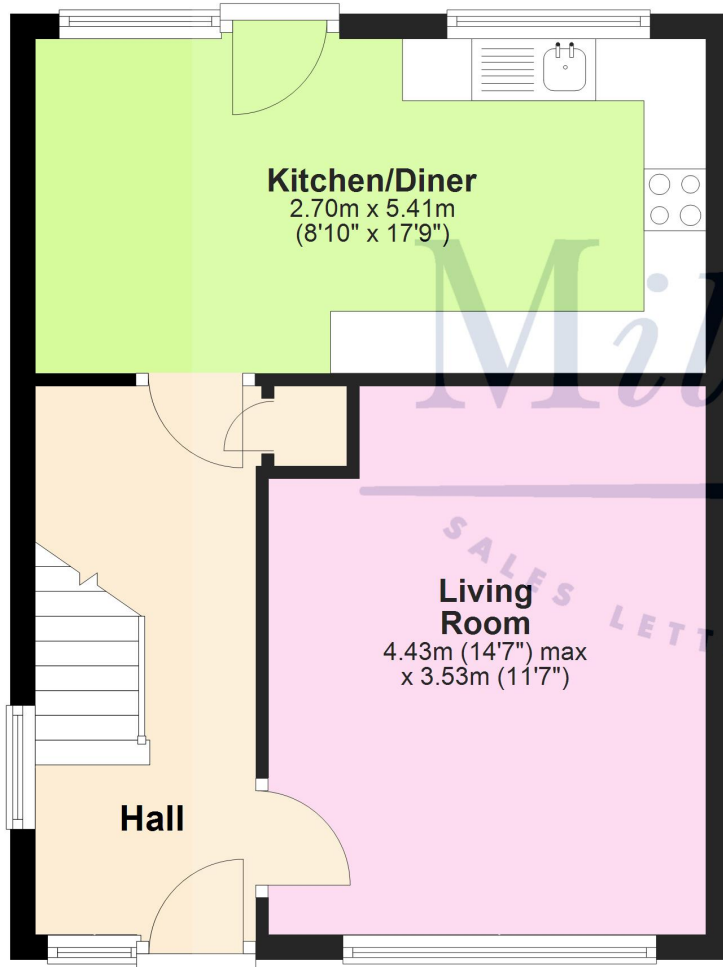


4 Hatherley, Yate, South Gloucestershire BS37 4LT

£270,000

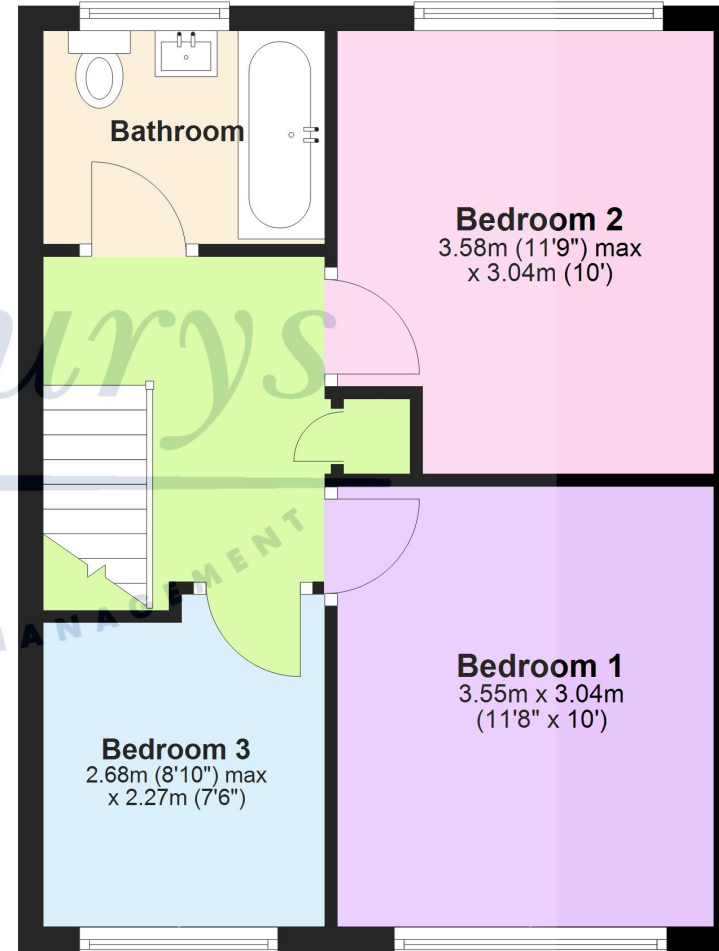
Ground Floor

Approx. 39.2 sq. metres (421.6 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.6 sq. feet)



Total area: approx. 78.3 sq. metres (843.1 sq. feet)

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

4 Hatherley, Yate, South Gloucestershire BS37 4LT

Found in the most convenient location, just a short stroll into Yate Town Centre and close to several primary schools plus Yate Academy Secondary School! This lovely three bedroom end terraced house is well presented and has been modernised with recent boiler and window replacements. The accommodation is spacious and light and offers a lounge to the front and an entrance hall, this then leads to a good size kitchen/diner that overlooks the rear. The first floor has three good sized bedrooms plus a modern white family bathroom. Additional benefits are double glazed windows and recently replaced 'Vaillant' combi boiler for gas central heating. The low maintenance rear garden is fully enclosed with new fencing and is laid to lawn and patio. You can also find a single garage and driveway parking to the rear. The property is Leasehold with circa 950 years remaining on the Lease, a nominal peppercorn rent will apply annually.

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, a refurbished leisure centre, retail park, restaurants and a large shopping centre which caters for all needs. From Yate there is easy access to Chipping Sodbury with its historic High Street dating back to the 12th Century. Nearby, the market town of Chipping Sodbury offers a wide and eclectic range of shops and established businesses plus a Waitrose store which has been built 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 and cricket club.

Property Highlights, Accommodation & Services

- Central Location • End Terrace Family Home • Walking Distance to Yate Academy • Kitchen/Diner • 3 Bedrooms
- Recently Replaced Boiler and Windows and Doors • Enclosed Rear Garden • Single Garage and Driveway Parking
- Gas Central Heating and Double Glazing • Council Tax Band - B - South Glos Council

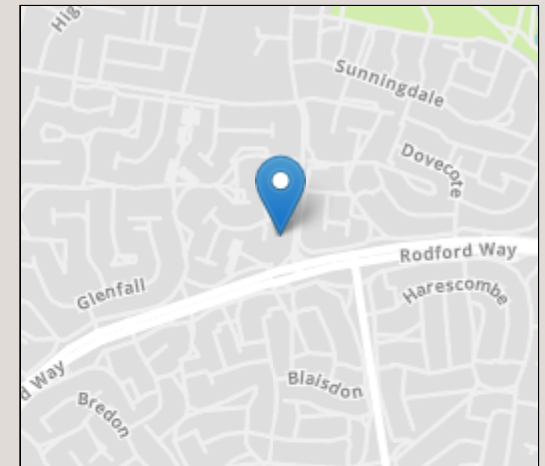
Directions

Leave Yate Town Centre and turn onto Sundridge Park (near Lidl). Continue straight over both mini-roundabouts and just before the end turn right into Hatherley - which is the last turning. From here, turn left into the first cul-de-sac and number 4 will be on the left hand side.

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

Tenure - Leasehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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