



ORCHARD LEAZE YATE

Wonderful opportunity to purchase a detached bungalow requiring modernization in North Yate with no onward chain sitting well within its own generous plot.

Orchard Leaze has been used by the current owner as a one bedroom bungalow with 2 reception rooms, however was formally a 2 bedroom property. Ripe for modernization and with the correct planning permissions this detached bungalow offers plenty of scope to extend and develop further. Current layout includes porch, entrance hall, kitchen breakfast room, lounge, dining room, conservatory, double bedroom, bathroom, side entrance lobby/utility. The property sits well within it's own generous plot, to the front you've got driveway parking and single garage with garden stores, to the rear is an enclosed garden with pond, mature Oak tree and trio of sheds. No onward chain.

GUIDE PRICE £400,000



COUNTRY
PROPERTY

Orchard Leaze, 357 North Road, Yate, South Gloucestershire, BS37 7LJ

🌿 Detached Bungalow 🌿 In About 0.15 Acre 🌿 Lounge & 3 Bedrooms 🌿 1/2 Bedrooms 🌿 Conservatory 🌿 Driveway Parking & Garage 🌿 No Onward Chain 🌿 Energy Efficiency band D

Yate Shopping Centre is a 8 minute drive away - where major investment has been made in recent years. It now sports big Tesco Extra, M&S food, cinema, restaurants, leisure centre, full range of shops, primary and secondary schools, NHS walk-in centre/surgery and library. The old market town of Chipping Sodbury (under 3 miles) has further artisan shops, Waitrose, award winning butchers and bakers, and many cafes, restaurants and pubs. Bristol and Bath are within about 12 miles, M4 J18 Tormarton - 6 miles, M5 J14 Falfield - 7 miles. Yate rail station - about 3 miles



GROUND FLOOR

Front Porch Window to front.

Entrance Hall Cloaks cupboard, airing cupboard, loft access, radiator.

Lounge 13' 8" x 9' 11" (4.17m x 3.02m) Windows to front and side, fireplace with gas fire, radiator.

Kitchen Breakfast Room 12' 10" x 8' 10" (3.91m x 2.69m) Window to rear, range of wall and base units with laminated worktops over, part tiling to walls, single bowl and drainer sink unit, space for cooker, space for fridge, 2 x built-in storage cupboards, water softener, radiator.

Side Porch/Utility 4' 3" x 11' 9" (1.30m x 3.58m) Plumbing for washing machine, Worcester boiler, radiator.

Dining Room 10' 10" x 9' 10" (3.30m x 3.00m) This room is currently used as the dining room but could have been used as a second bedroom, built-in storage cupboard, patio door leading to conservatory.

Conservatory 9' 5" x 11' 7" (2.87m x 3.53m) Door giving access to the rear garden, solid insulated roof, radiator.

Bedroom 1 10' 10" x 11' 10" (3.30m x 3.61m) Window to front, built-in wardrobe, radiator.

Shower Room 7' 10" x 5' 5" (2.39m x 1.65m) Window to rear, walk-in shower with curtain rail, tiling to walls, heated towel rail.

OUTSIDE

Single Garage & Two Garden Stores 9' 4" x 16' 6" (2.84m x 5.03m) Single up and over garage door, window and personal door to side, loft storage space, power and light.

To the rear of the garage are two separate garden stores, one access to the side and the other to the rear.

Front Garden & Driveway 19 yards approx. x 6 yards min. Driveway parking for several cars, hedges and fences form the boundaries, mainly laid to lawn, flower borders, trees and shrubs, gated access from North Road.

Westerly Facing Rear Garden 21 yards approx. x 16 yards. Hedges fences to side and rear form the boundaries, mainly laid to lawn, patio, flower beds and boarders, mature trees and shrubs including a beautiful Oak Tree, pond, sheds, gated side access, tap.

FURTHER DETAILS

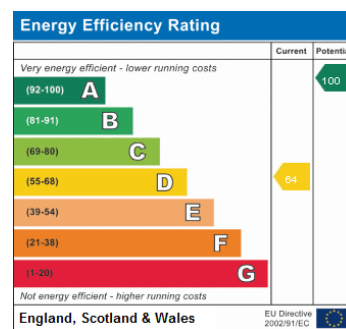
Directions From Chipping Sodbury, head towards Yate, turning right at the roundabout onto Goose Green Way towards Iron Acton. After about 1.5 miles you'll come to a set of traffic lights, with the Fox Public house on your right. Turn right here into North Road and continue passing the Codrington Arms public house and after about half a mile, you'll find number 357 North Road on your left hand side. Please look for our For Sale board.

Tenure Freehold

Council Tax Band D

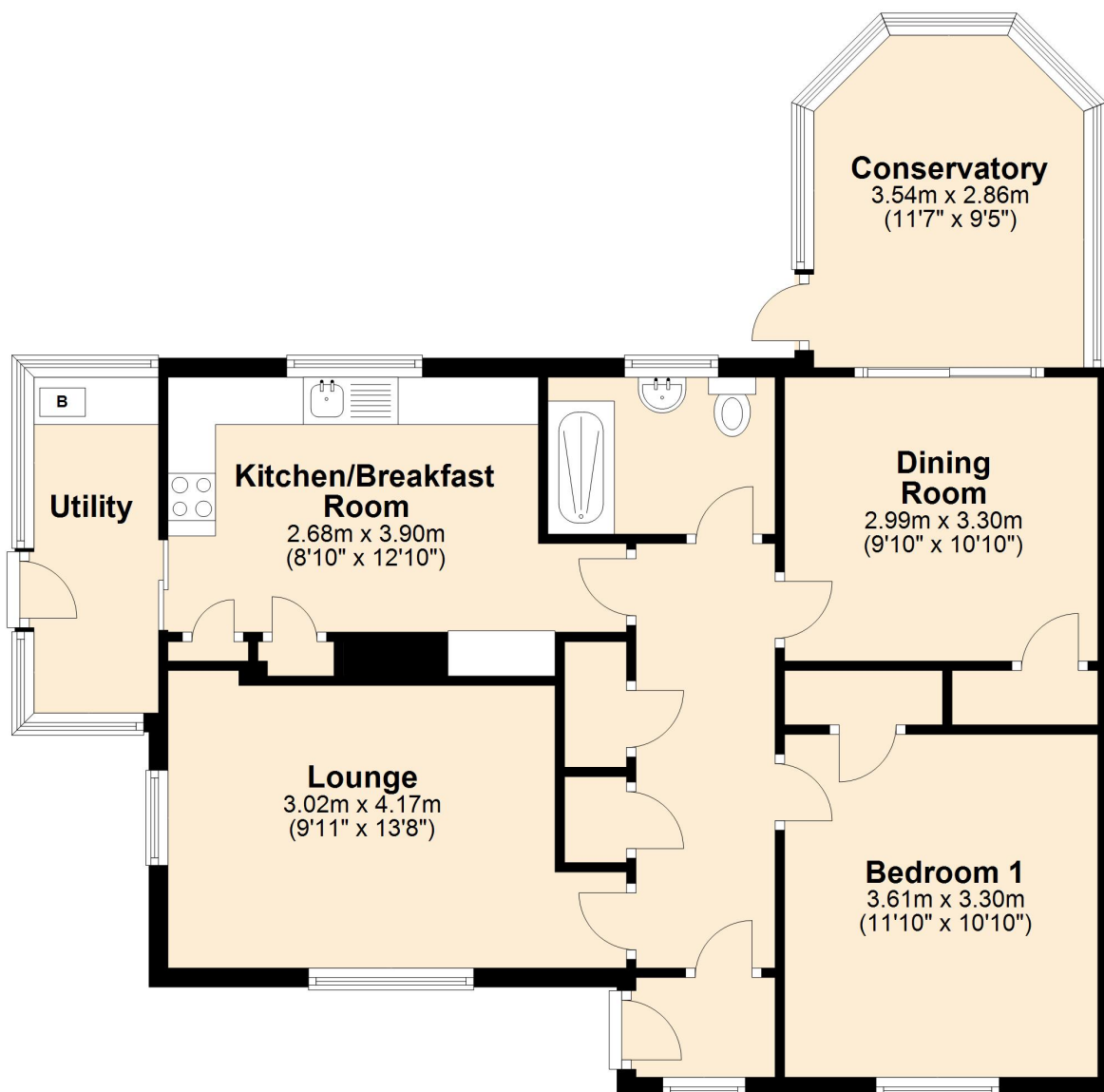
Services All mains services are connected.

Water meter.



Ground Floor

Approx. 81.1 sq. metres (872.7 sq. feet)



Total area: approx. 81.1 sq. metres (872.7 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.



COUNTRY
PROPERTY

The Grange, 73 Broad Street, Chipping Sodbury
South Gloucestershire, BS37 6AD

01454 321339

www.countryproperty.co.uk

enquiries@countryproperty.co.uk

These particulars are set out as a general guide only, and do not constitute any part of an offer or contract.

Details, photographs, measurements, floor plans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures or fittings. Asking prices, rents or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them, by your solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt about these or any liability for VAT in respect of any transaction relating to this property.

No person in the employment of Country Property has authority to make any representation or warranty whatever in relation to this property.
We retain the Copyright to all promotional material used to market this Property.