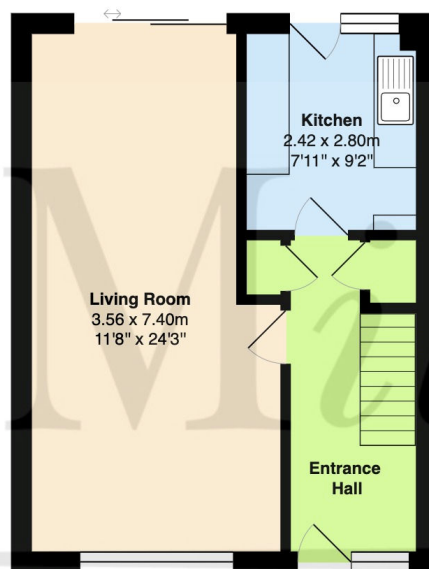
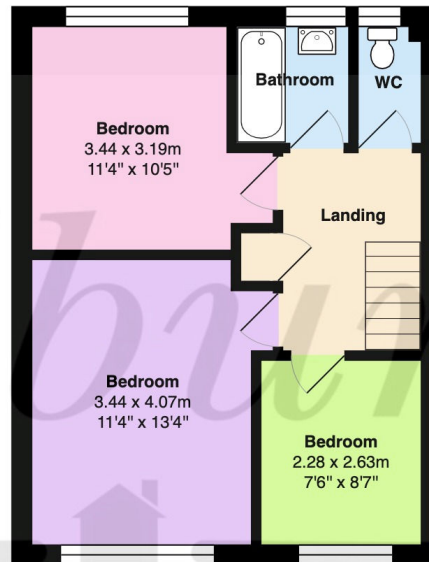


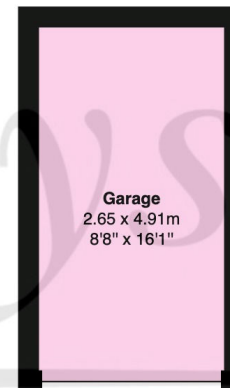




Ground Floor
Area: 40.7 m² ... 438 ft²



First Floor
Area: 41.2 m² ... 443 ft²



Garage
Area: 13.0 m² ... 140 ft²

Total Area: 94.9 m² ... 1021 ft²

This plan is for illustrative purposes only and should only be used as such.
Not to Scale.



149 Harescombe, Yate, South Gloucestershire BS37 8UF

Situated in a central location, Harescombe is a popular cul-de-sac for first time buyers, young families and people downsizing. Found just off Shire Way, the estate benefits from being easy walking distance to Yate Town Centre with all the shops and transports links and to Chipping Sodbury High Street. This mid-terrace property is vacant and available with NO ONWARD CHAIN so all ready for new owners to make their mark on it as it would benefit from some cosmetic updating. The accommodation comprises of an entrance hallway, then a good size lounge/diner with dual aspect to the front and back. The kitchen has space for appliances and a pedestrian door which gives access out to the rear garden. The first floor comes with 3 bedrooms (2 doubles and 1 single) then a separate bathroom and WC. To the rear you will find an enclosed garden laid to lawn and patio, then a single garage and driveway parking. Additional benefits include a modern gas boiler and double glazing.

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

- No Onward Chain!
- Walking Distance of Yate Town Centre and Chipping Sodbury High Street
- Mid Terrace
- 3 Bedrooms
- Lounge/Diner
- Garage
- Driveway Parking
- Enclosed Rear Garden
- Council Tax Band - B - South Gloucestershire Council

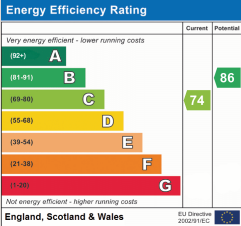
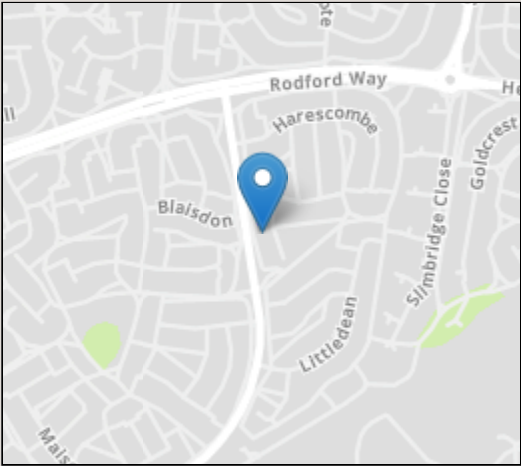
Directions

From Rodford Way turn into Shire Way and then take the first left into Harescombe. From here turn right and then right again where you will then find No. 149 on your right hand side.

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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