

Milburys

SALES LETTING MANAGEMENT

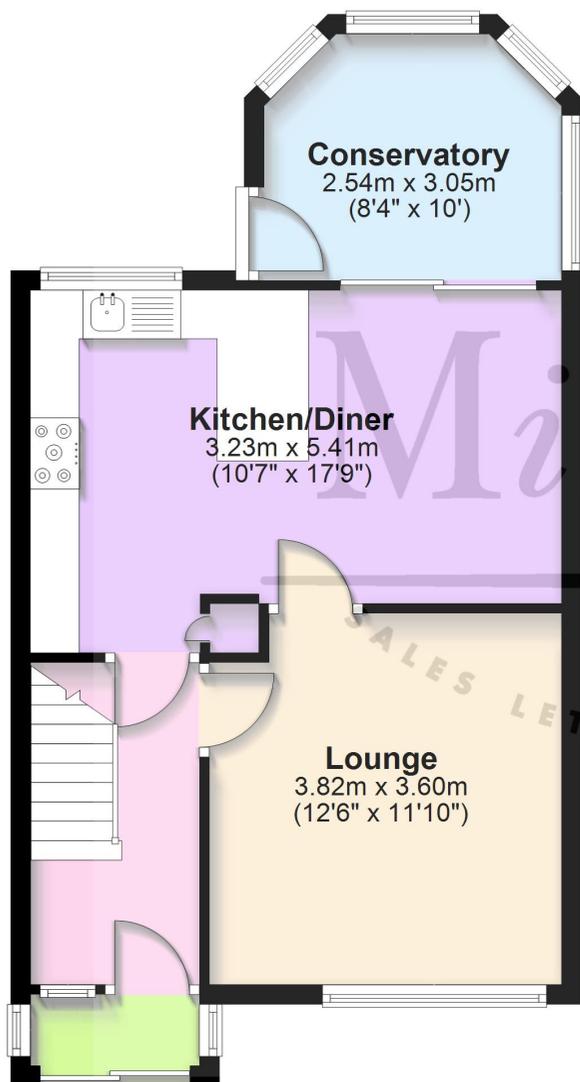


160 Glenfall, Yate, South Gloucestershire BS37 4ND

£280,000

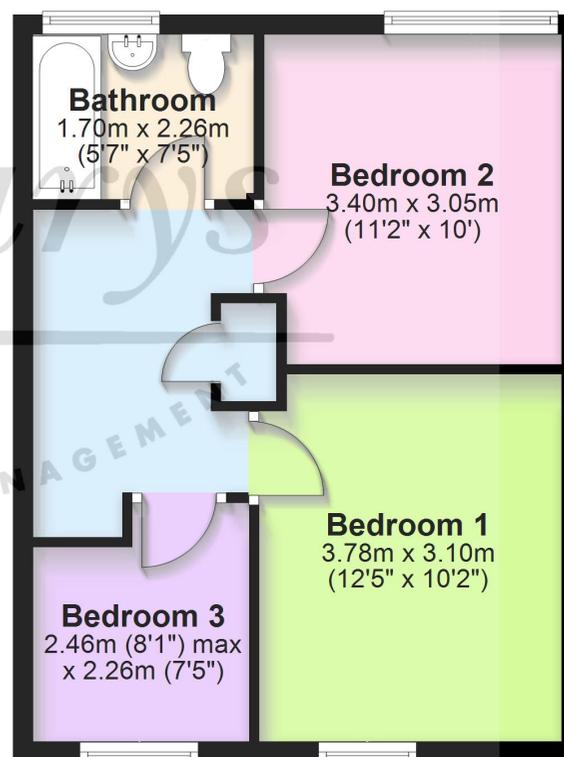
Ground Floor

Approx. 47.8 sq. metres (514.4 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.3 sq. feet)



Total area: approx. 87.3 sq. metres (939.6 sq. feet)

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

160 Glenfall, Yate, South Gloucestershire BS37 4ND

Offered for sale with NO ONWARD CHAIN! A ready to go end terrace family home which is now available in Glenfall, a popular road in South Yate with first time buyers, young families and investors. Inside the property you will find an entrance hall, then a good size living room to the front. To the rear there is a lovely open kitchen/diner. Fitted with a modern kitchen and sociable breakfast bar, this overlooks the garden and leads out into a conservatory. The first floor provides 3 bedrooms (2 doubles and a single), plus a white family bathroom. Outside there is an enclosed low maintenance rear garden which has been laid to patio, plus a gateway which leads directly onto the parking which is right next to the property. The driveway is a good size and will accommodate several cars, plus it fronts the single garage. Additional benefits include double glazing and gas central heating.

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 - Vacant Property!
- Ideal First Home or Investment
- End Terrace
- 3 Bedrooms
- Open Kitchen/Diner
- Conservatory
- Low Maintenance Enclosed Garden
- Attached Single Garage with Driveway Parking
- Leasehold Property - Remainder of 999 Years
- Council Tax Band - B - South Gloucestershire Council

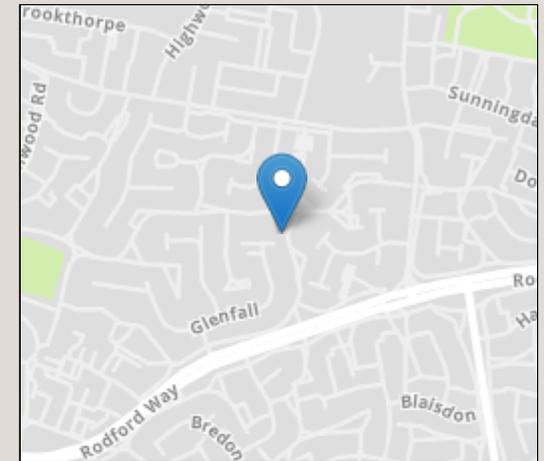
Directions

Leave Rodford way and turn into Glenfall. Then take the first right and continue straight until you will find No. 160 in the top right hand corner of the cul-de-sac.

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

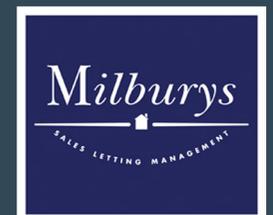
Tenure - Leasehold

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	88
(69-80)	C	74
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

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