

Total Area: 172.7 m² ... 1859 ft²
This plan is for illustrative purposes only and should only be used as such.



4 Shackleton Avenue, Yate, South Gloucestershire BS37 4NW

OFFERED WITH NO ONWARD CHAIN! A much loved family home which has been owned by the same family since it was first built in the mid 1980s! Originally constructed as a standard 4 bedroom detached home with double garage, this substantial property has been expanded over the years to offer sizeable and versatile living space. The ground floor now offers 4 reception rooms and a large kitchen/diner. There is also a utility room which doubles as another entrance to the house, from here you also have access into a large double garage (this would make a great set up for an annexe if converted). The first floor then offers 4 bedrooms with an ensuite and family bathroom. Externally, you will find a pleasant rear garden laid to lawn and patio, mature planting and good degree of privacy! Then to the front you will see there is plenty of driveway parking. An amazing amount of house that is prime for modernizing !

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

- NO ONWARD CHAIN ! • Superior Sized Detached Home • Walking Distance to Yate Town Centre • Extended To The Ground Floor
- Four Reception Rooms - Lounge, Dining Room, Sitting Room, Study • Large Kitchen/Breakfast Room
- En_Suite and family Bathroom • Enclosed Rear Garden • Double Garage and Driveway Parking
- Council Tax Band - E - South Gloucestershire Council

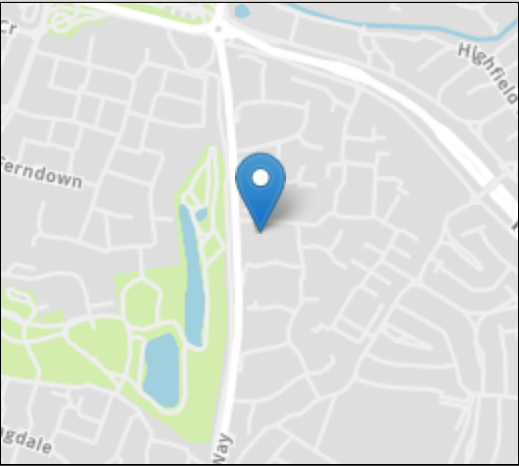
Directions

Leaving Yate Town Centre and joining Scott Way, Shackleton Avenue is the second turning on the left. No. 4 is the second house in on the right hand side.

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

Tenure - Freehold

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		
(69-80) C		
(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	83

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