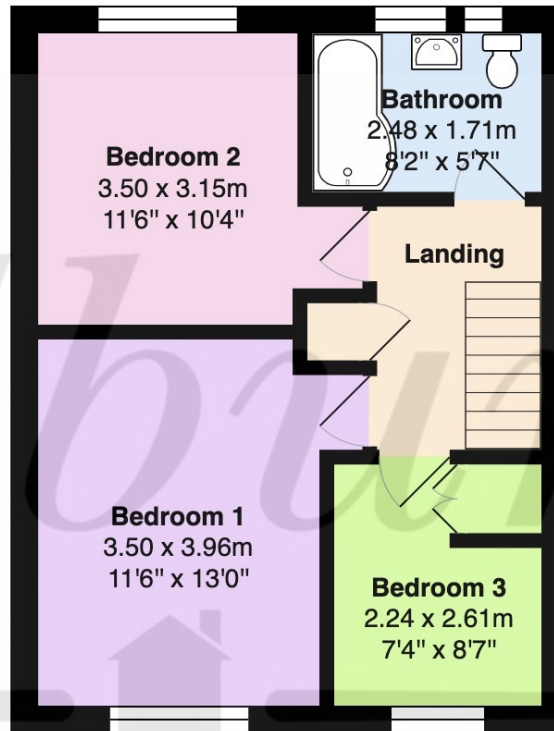
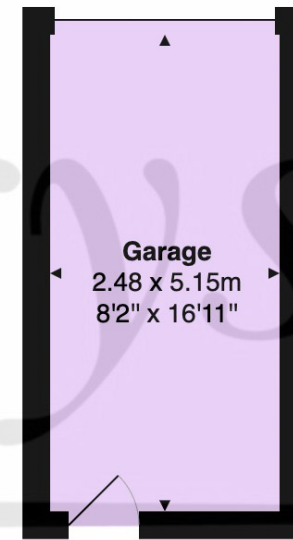


Ground Floor
Area: 39.5 m² ... 426 ft²



First Floor
Area: 39.5 m² ... 426 ft²



Garage
Area: 12.8 m² ... 138 ft²

Total Area: 91.9 m² ... 989 ft²

For illustrative purposes only.
Not to scale.

94 Badgeworth, Yate, South Gloucestershire BS37 8YJ

We are delighted to offer this vacant property with NO ONWARD CHAIN! Set in Badgeworth just off Shire Way, this light and bright home is ready to go with its neutral decor and tones, making a perfect bank canvas for those looking to make their mark. The ground floor comprises of an entrance hall with understairs storage, then a large lounge/diner with a window to the front plus French doors that lead out to the rear garden. There is a white gloss kitchen which has space for appliances. The first floor offers 3 good size bedrooms and a modern refitted family bathroom. Externally the property comes with a double driveway, single garage, a pleasant and a flat rear garden which is laid to lawn and patio. To the front there is a lovely outlook, with mature trees and a shared open green. Ideal first home or for young families!

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 ! • Ideal First Home or Investment • End Terrace House • 3 Bedrooms • DOUBLE Driveway
- Neutral Decor Throughout • Modern Kitchen and Bathroom • Good Size Garden • Single Garage
- Council Tax Band - B - South Gloucestershire Council

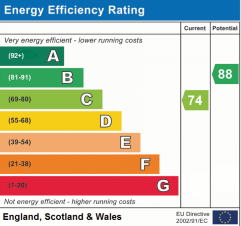
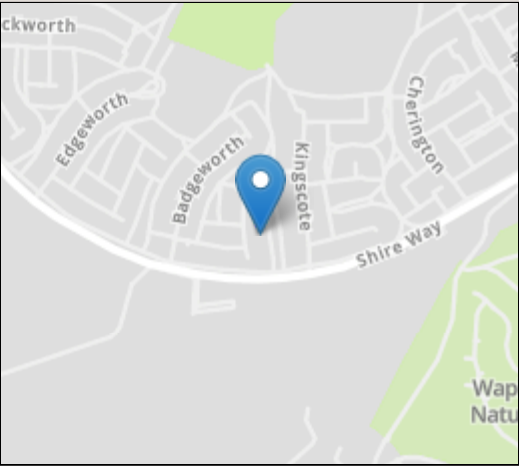
Directions

Turn onto Shire Way from Rodford Way, continue straight and then Badgeworth is the 6th turning on the right (by the Spar shop). Once you are in Badgeworth, take the first right and No. 94 can be found at the bottom of the cul-de-sac.

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



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk





Milburys



SALES LETTING MANAGEMENT



