

Milburys  
SALES LETTING MANAGEMENT

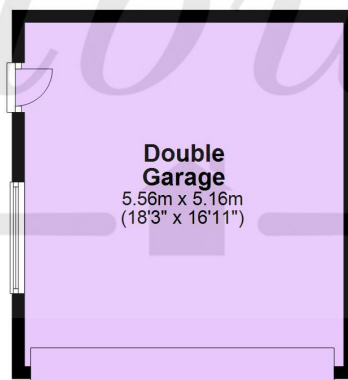
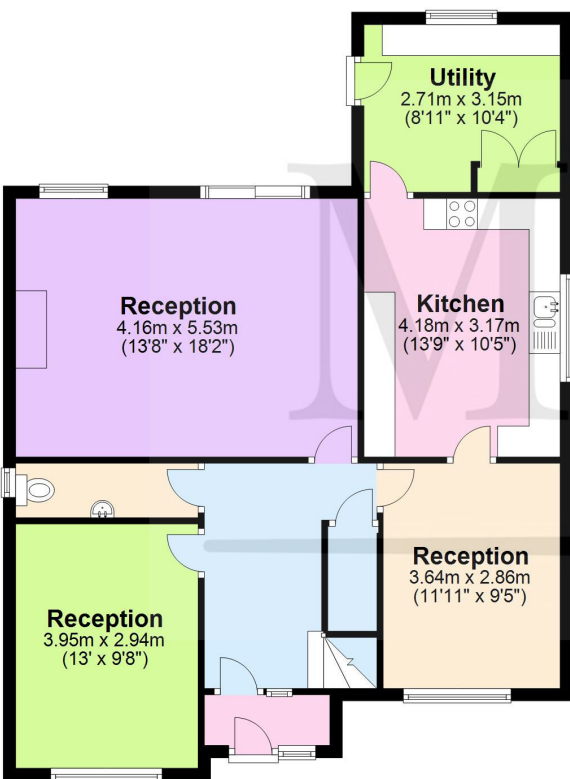


49 Goose Green, Yate, South Gloucestershire BS37 5BL

£595,000

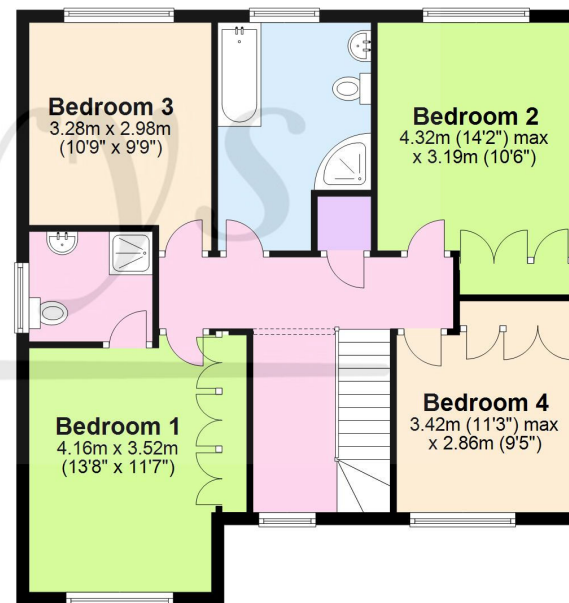
### Ground Floor

Approx. 112.9 sq. metres (1215.1 sq. feet)



### First Floor

Approx. 73.3 sq. metres (789.2 sq. feet)



Total area: approx. 186.2 sq. metres (2004.4 sq. feet)

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.



# 49 Goose Green, Yate, South Gloucestershire BS37 5BL

Set in the leafy and attractive location of 'Goose Green' in North Yate, this central non-estate position is sought after by many for its pretty outlook and easy commute on foot to the local schools, main Shopping Centre, Cinema, Sports Centre and Chipping Sodbury High Street. This well maintained, handsome detached property has had just one previous owner reflecting on the desirability of its location! It has a large gated driveway offering plenty of parking and leading to a detached double garage. Entering the house you are greeted with sizable entrance hall and feature galleried landing above. From here you will find a snug/study to the front of the house, a downstairs WC and a great size living room with feature fireplace and doors leading out to the rear garden. Then a formal dining room which leads through to a good size kitchen/breakfast room where you will also find a large utility room. The first floor offers 4 double bedrooms, all with fitted wardrobes. The master bedroom also benefits a light and bright ensuite shower room. The rear garden comes with a wealth of mature planting and a private green backdrop, plus it has a patio and a further driveway which allows additional parking to accommodate a motorhome for example.

## Situation

Goose Green is found in the old historic part of Yate, which was the village green where goose fairs used to take place hundreds of years ago. The town of Yate is located approximately 5.8 miles from the M4 Junction 18 and 11.3 miles from the centre of Bristol. It has a train station with main line connections, a refurbished leisure centre, retail park including cinema and 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. Chipping Sodbury offers a wide and eclectic range of shops and established businesses and 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 is the open green spaces of 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

- Individual Detached Family Home
- Close Proximity To Local Shops and Good Schooling
- Four Good Size Bedrooms
- Large Living Room - Study/Snug - Dining Room
- Kitchen with Breakfast Bar
- En-Suite - Utility Room - Downstairs Cloakroom
- Enclosed Rear Garden
- Double Garage and Parking for Several Vehicles
- Gas Central Heating And Double Glazing
- Council Tax Band - F - South Gloucestershire Council

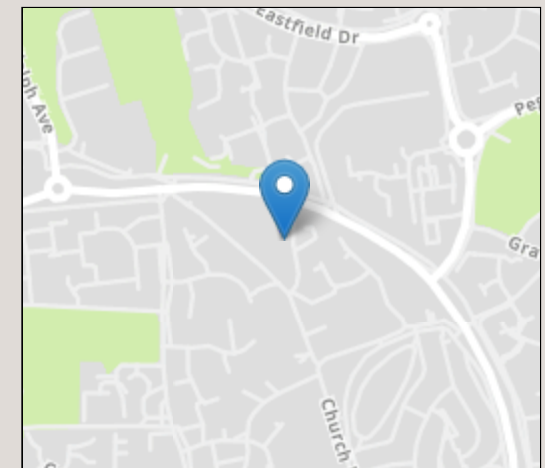
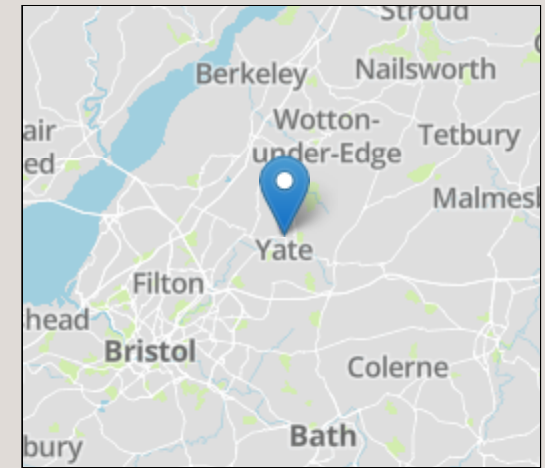
## Directions

From Greenways Road in North Yate, turn into Goose Green and follow the road down. At the bend continue straight and then take the first right turning. The property is the third house in on the left hand side, just after the cottage.

**Local Authority & Council Tax** - South Gloucestershire Council - 01454 868686 - Tax Band F

**Tenure** - Freehold

**Contact & Viewing** - Email: [chippingsodbury@milburys.co.uk](mailto: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	65	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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