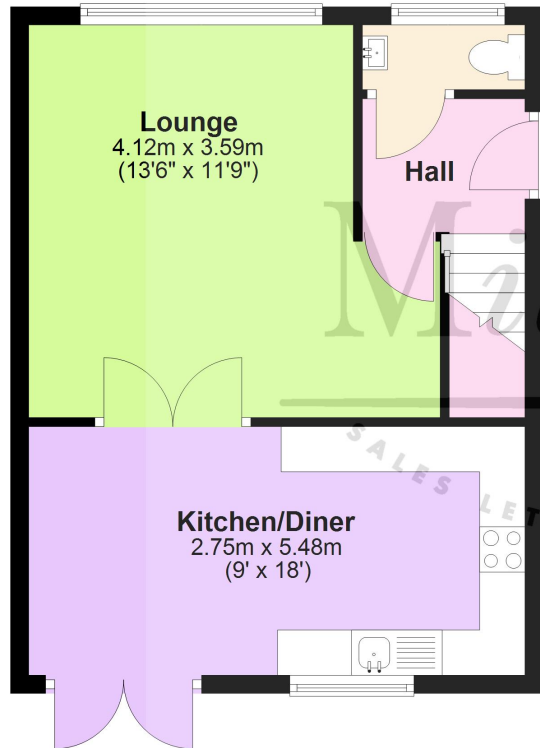




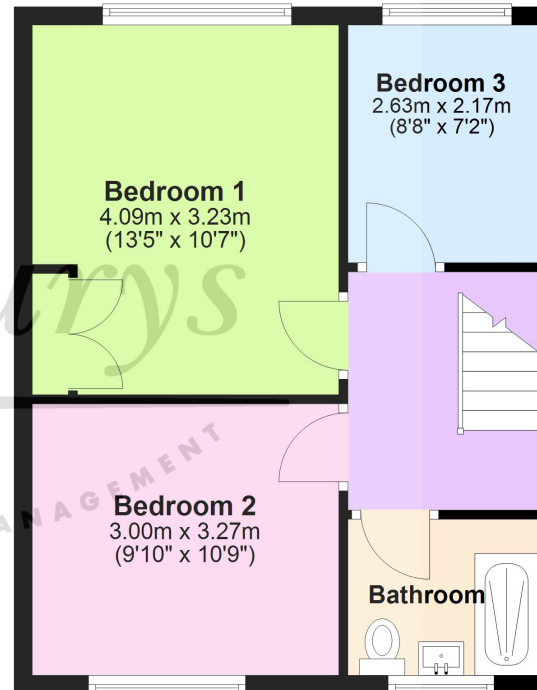
Ground Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.7 sq. feet)



Total area: approx. 78.6 sq. metres (846.5 sq. feet)

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



106 Sundridge Park, Yate, South Gloucestershire BS37 4DH

Offered for sale with NO ONWARD CHAIN, this vacant property is ready for someone to make their own. It is an end terrace family home which is conveniently situated just a stones throw from all the amenities available in Yate Town centre. The property is also walking distance to Yate Train Station and Yate Bus Station with direct links to Bristol and Bath. Entering the property, you will find a small entrance hall and a downstairs WC and stairs to the first floor, this then leads to a good size lounge to the front. French double doors then open into a light and bright kitchen/diner that stretches the rear of the property. With a modern grey gloss kitchen, integrated appliances, then space for dining. There are glazed French doors that then enjoy views directly out to rear garden. The first floor provides 3 bedrooms and a family shower room. Externally you will find a pleasant front garden, then to the rear there is a good size west facing garden laid to patio and lawn. There is also access to a large detached garage and driveway parking which is found via a small access road behind the property. A replacement gas boiler was installed in 2022.

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 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 to Yate Train Station and Town Centre • 3 Good Size Bedrooms • Kitchen/Diner
- Downstairs WC • Pleasant Rear Garden • Updated Gas Combi Boiler • Parking and Oversized Detached Garage
- Council Tax Band - B - South Gloucestershire Council

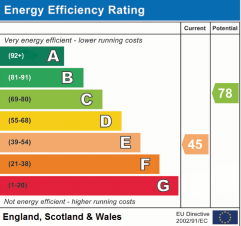
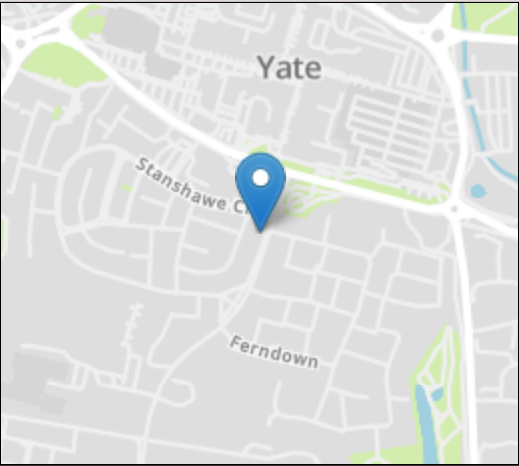
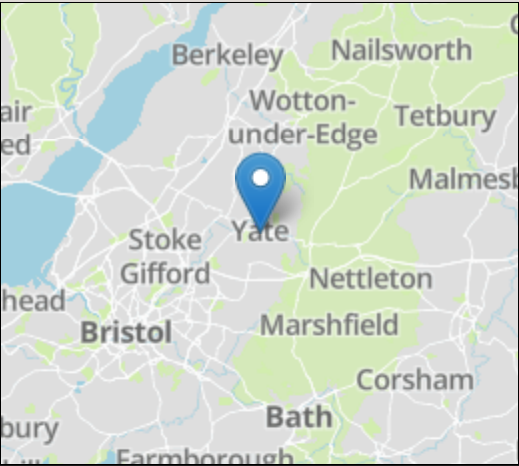
Directions

Leaving Yate Town Centre on Kennedy Way, turn onto Sundridge Park at the lights next to Lidl, continue straight and No 106 is found on the right hand side.

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

Tenure - Freehold (to be confirmed)

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



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