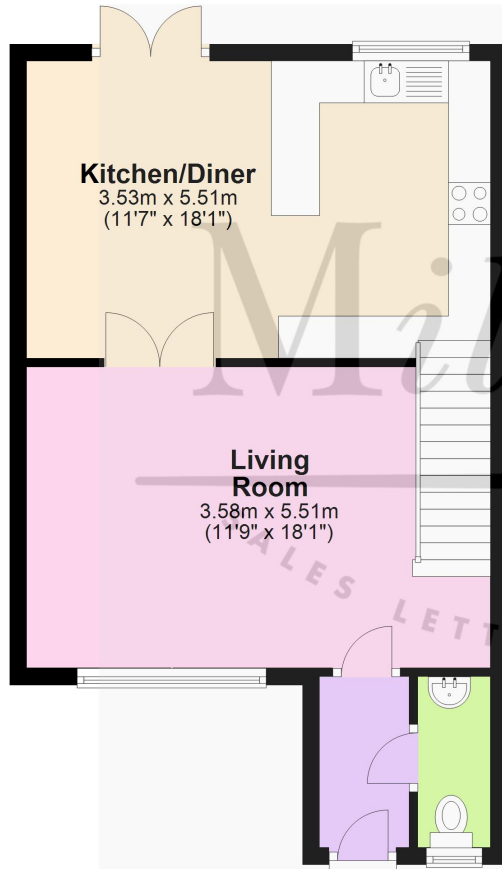




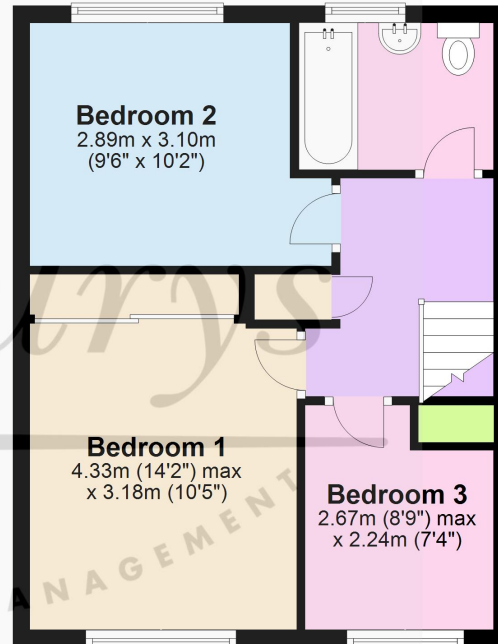
### Ground Floor

Approx. 44.1 sq. metres (474.3 sq. feet)



### First Floor

Approx. 39.9 sq. metres (429.4 sq. feet)



Total area: approx. 84.0 sq. metres (903.7 sq. feet)

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



# 17 Piper Road, Yate, South Gloucestershire BS37 5SY

An ideal location, with easy access to both Yate town centre and the shops of Chipping Sodbury High Street, this attractive three bedroom semi detached property is found in a popular North Yate cul-de-sac. It offers buyers a chance to purchase a lovely home which has been greatly improved by the current owners to include an upgraded kitchen/diner with French doors leading out to an enclosed and landscaped, westerly facing rear garden. The main family bathroom and downstairs cloakroom have also been replaced and now offer a modern and stylish finish, much like the rest of this fabulous home. Upstairs you will also find the three bedrooms with the master having built-in wardrobes. Other attributes include an attached single garage with extra driveway parking for up to three vehicles, double glazing and gas central heating. A truly lovely home in a superb location.

## 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. 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

- Modern and Stylish Three Bedroom Semi Detached House
- Greatly Improved by Current Owners
- South West Facing and Landscaped Rear Garden
- Upgraded Kitchen/Diner with French Doors To Rear
- Upgraded Family Bathroom and Downstairs Cloakroom
- Driveway Parking for Several Cars
- Easy Access To Both Yate and Chipping Sodbury
- Single Attached Garage
- Popular Cul-de-Sac Location.
- Council Tax Band - C - South Gloucestershire Council

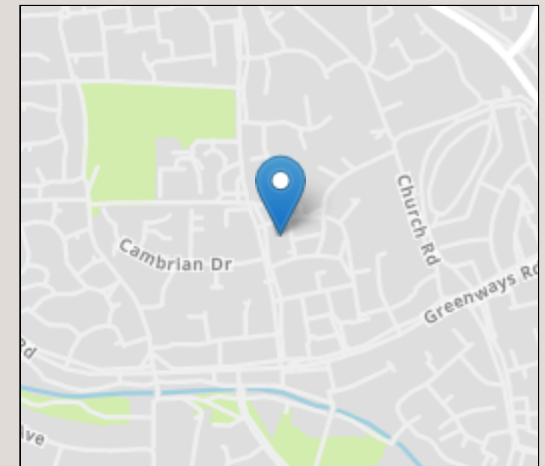
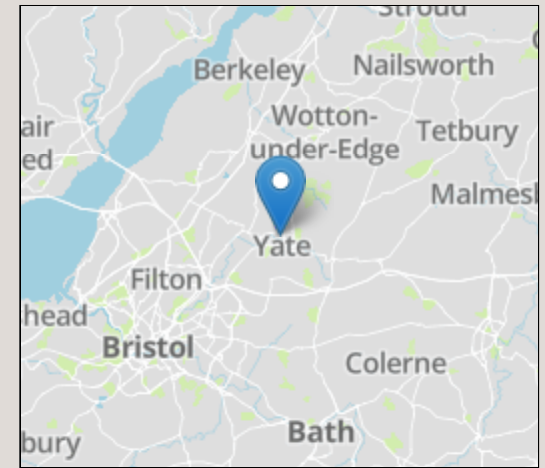
## Directions

From Greenways Road turn onto Wellington Road. Take the second turning on the right onto Lancaster road where you will find Piper Road immediately to the right with number 17 just a few doors down on your right hand side.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [chippingsodbury@milburys.co.uk](mailto:chippingsodbury@milburys.co.uk) Tel: 01454 318338



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