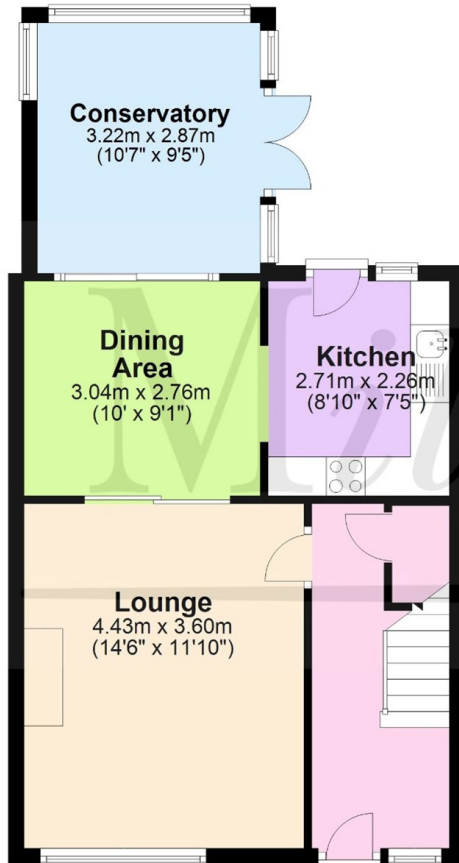




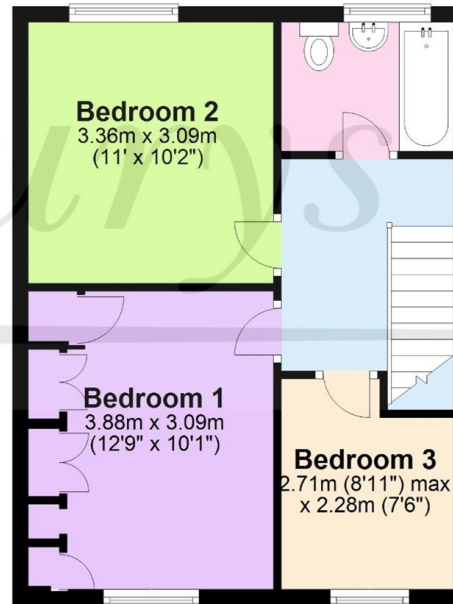
Ground Floor

Approx. 49.4 sq. metres (531.9 sq. feet)



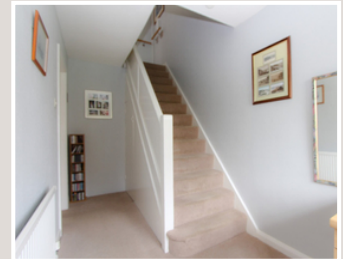
First Floor

Approx. 39.9 sq. metres (429.5 sq. feet)



Total area: approx. 89.3 sq. metres (961.4 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floor plan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error.
Plan produced using PlanUp.



10 Longford, Yate, South Gloucestershire BS37 4JL

This three bedroom End of Terrace property offers spacious accommodation and has been in the same family since it was first built in the 1960s, during which time it has been updated and looked after. The accommodation comprises of a kitchen/diner with access straight into a beautiful conservatory. From the dining area you also have two sliding doors that open into the living room which overlooks a lovely green to the front and also has a stylish fireplace. On the first floor you will find a modern family bathroom and 3 bedrooms. Outside the property offers a beautiful rear garden with mature planting and a nice private feel. The owners have added an additional hard standing parking space to the rear of the garden and this is in addition to the further 2 parking spaces available in front of the single garage which is located in a block, just a short distance down the road. In addition, the property also benefits leased solar panels, generating income on a monthly basis. (More details available). Conveniently located within walking distance to the sought after Yate International Secondary School, Westerleigh Common, Kingsgate Park and Yate Shopping Centre. An ideal first home or investment property.

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!
- Three Bedroom End of Terrace Home
- Easy Access to Yate Town Centre, Shops and Local Schools
- Short Stroll to the Open Green Spaces of Westerly Common
- X2 Parking Spaces Plus Single Garage in Nearby Block, PLUS X1 Parking Space at the Rear of the Garden
- Gas Central Heating and Double Glazing
- Council Tax Band B - South Gloucestershire Council

Directions

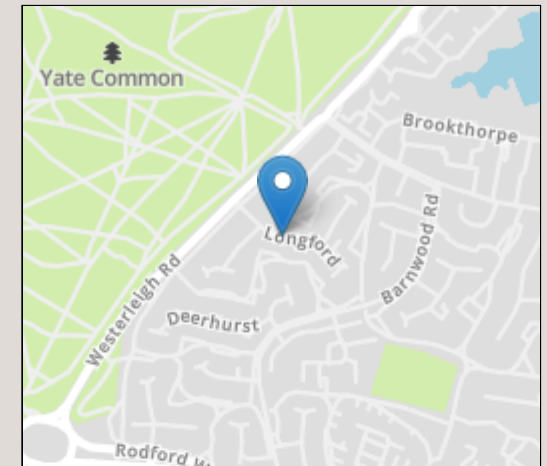
From Westerleigh Road head out of Yate with the common on your right. Once over the two mini-roundabouts you will see the turning to Longford on your left. Number 10 is a short distance along on your left hand side.

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

Tenure - Freehold (to be confirmed)

Additional Information -

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



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