



76 Glenfall, Yate, South Gloucestershire BS37 4LZ

Built in the late 1960s, this sizable property is an up-together mid terrace providing 3 good size bedrooms and a neutral white family bathroom to the first floor. The ground floor offers a lovely open plan feel. where you will find an entrance hall to the front, then access into a modern living room with pleasant views out to the front and the communal open green space. There are folding double doors that then take you into a bright and light kitchen/diner, complete with breakfast bar, white units and space for dining. There is then a pleasant conservatory which leads out to the rear garden. This fantastic space would suit those who like to entertain, with a sociable feel. Outside to the front, the owners have laid it to lawn and put in a new patio and path, all looking out to a large green with a tree lined outlook. To the rear a pretty and low maintenance garden is laid to patio and decking, with several seating areas. Then pedestrian access to a single garage where there is also driveway parking.

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

- 3 Bedroom Family Home • Walking Distance to Town Centre and Train Station • Mid Terrace
- Good Size Living Room with Folding Doors • Open-Plan Dining Area • Neutral White Fitted Kitchen
- Conservatory Leading Onto Low Maintenance Level Rear Garden • White Family Bathroom • Single Garage
- Council Tax Band - B - South Glos Council

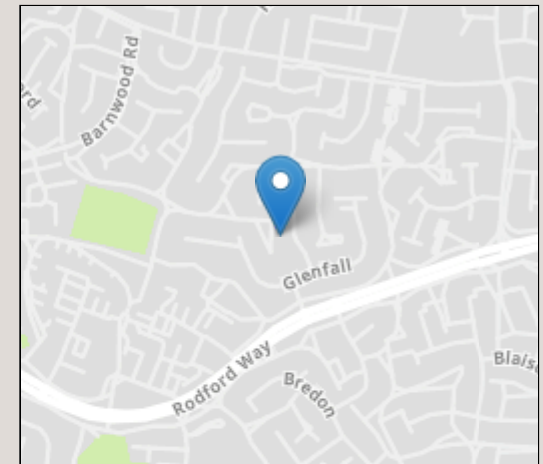
Directions

Leaving Rodford Way, turn into Glenfall and at the T-Junction turn right and then immediately right again. Number 76 will then be found on the left hand side.

Local Authority & Council Tax -

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







