

Milburys

SALES LETTING MANAGEMENT

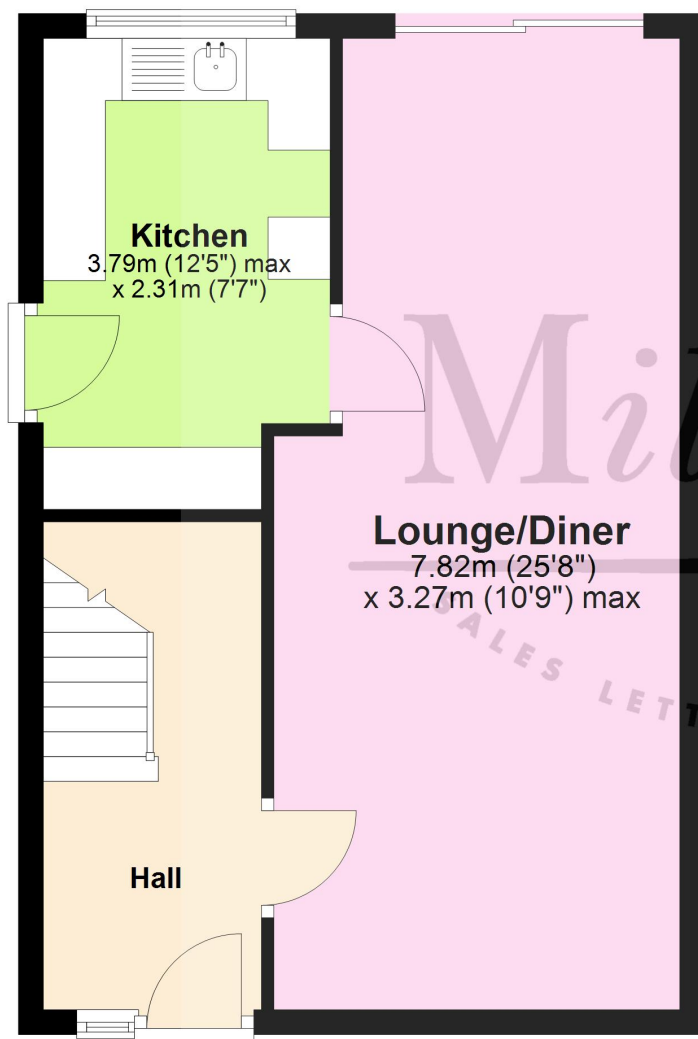


9 Lyndale Road, Yate, South Gloucestershire BS37 4DD

£275,000

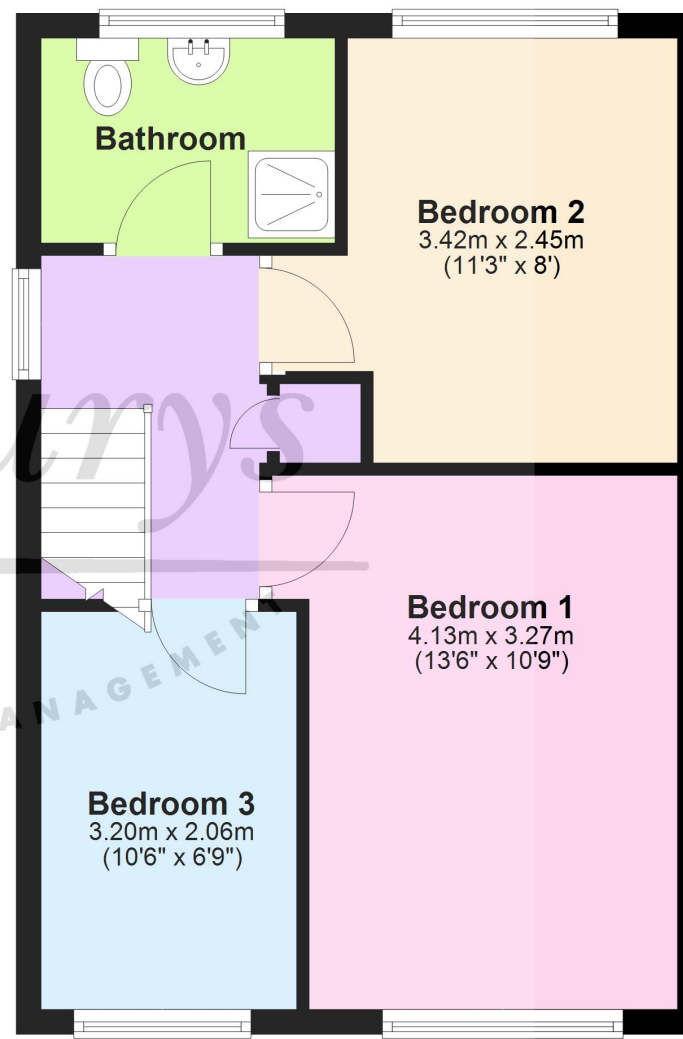
Ground Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



Total area: approx. 80.1 sq. metres (862.5 sq. feet)

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

9 Lyndale Road, Yate, South Gloucestershire BS37 4DD

Offered for sale with NO ONWARD CHAIN! This vacant property is conveniently situated just minutes away from Yate Town Centre and also within walking distance to Yate Train Station and Yate Bus Station. This semi-detached family home is a clean and tidy property, that although dated in places, offers a blank canvas for someone to make it their own! The property has an entrance hall, large lounge/diner and a separate kitchen to the ground floor, then 3 good size bedrooms and a family shower room to the first floor. Outside the enclosed rear garden is laid to patio and lawn. Additional benefits include a single garage, gas central heating and double glazing.

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 Chain!
- Semi- Detached
- Lounge/ Diner
- 3 Bedrooms
- Family Shower Room
- Enclosed Rear Garden
- Single Garage
- Walking Distance to Yate Train Station and Town Centre
- Council Tax Band - B - South Gloucestershire Council

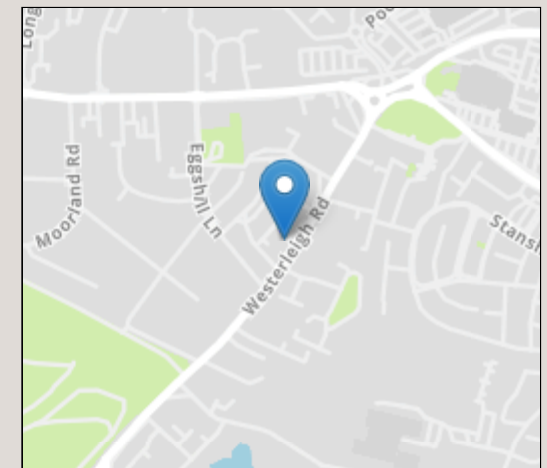
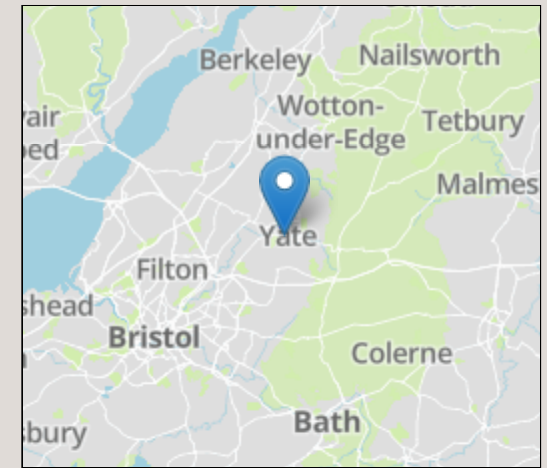
Directions

Leaving Yate Shopping Centre on Station Road heading out of Town towards Yate Train Station, at the roundabout turn left onto Westerleigh Road. Just after the Shell Petrol Station turn right on Lyndale Road. No. 9 can be found when you bear left.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	72	
(55-68)	D		
(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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