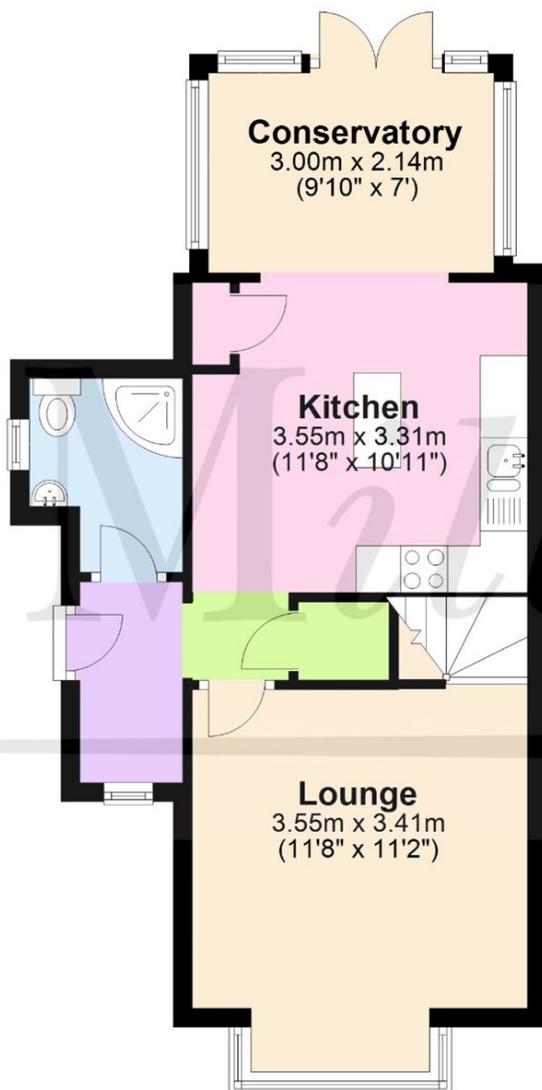




Ground Floor

Approx. 40.9 sq. metres (440.7 sq. feet)



First Floor

Approx. 27.5 sq. metres (296.2 sq. feet)



Total area: approx. 68.5 sq. metres (736.9 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.

70 Cambrian Drive, Yate BS37 5TT

This well presented property boasts a fantastic location, close to the immediate local amenities on Wellington Road and just a five minute walk to St Mary's Park. Built on a corner plot, this modern semi-detached house enjoys a cul-de-sac position and welcomes you with a smart brick paved driveway with parking for several cars, plus there is an allocated parking space to the rear. Entering the property via a generous porch, this then leads through to a modern downstairs cloakroom with fitted shower. Then a lovely lounge with feature bay window to the front. At the rear of the property you will find an extended kitchen/diner with space for a dining table and a sofa area that overlooks the rear garden. Upstairs offers a master bedroom plus a guest bedroom and a family bathroom. Externally, the rear garden wraps around the house offering a sunny and attractive outside space to enjoy plus a summer house. This would make an ideal investment property, first home or a lovely house for those looking to downsize.

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 more recently a Waitrose store 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 Chipping Sodbury offers country walks on a lovely common which neighbours the golf course and cricket club.

Property Highlights, Accommodation & Services

- Desirable North Yate.
- Semi Detached
- Attractive Wrap Around Garden
- Ample Parking
- Cul De Sac Location
- 2 Double Bedrooms
- Extended Kitchen/Diner
- Walking Distance to Local Amenities
- Family Bathroom AND Ground Floor Shower Room
- Council Tax Band - B - South Gloucestershire Council

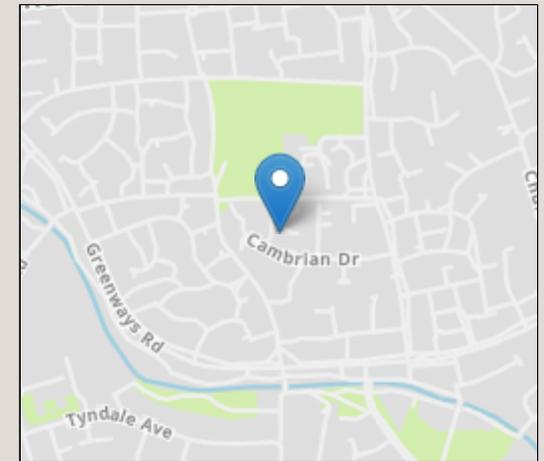
Directions

From Greenways Road turn onto Wellington Road and then take the 2nd turning on the left into Cambrian Drive. No. 70 can be found in the 2nd cul-de-sac on your right.

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





Milburys



SALES LETTING MANAGEMENT



www.milburys.co.uk

