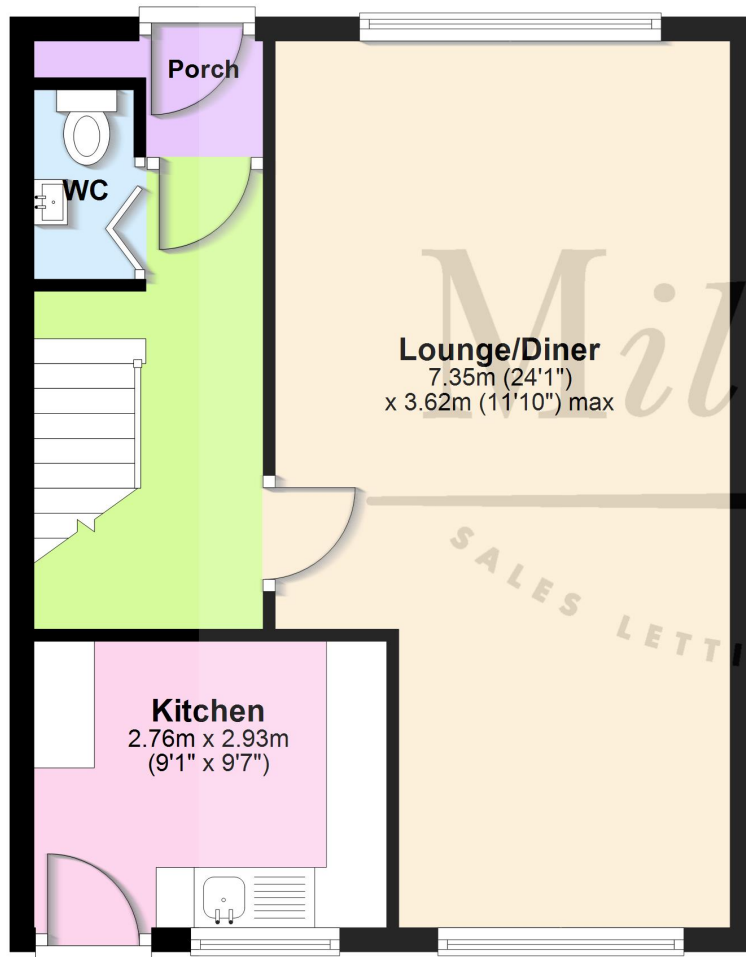




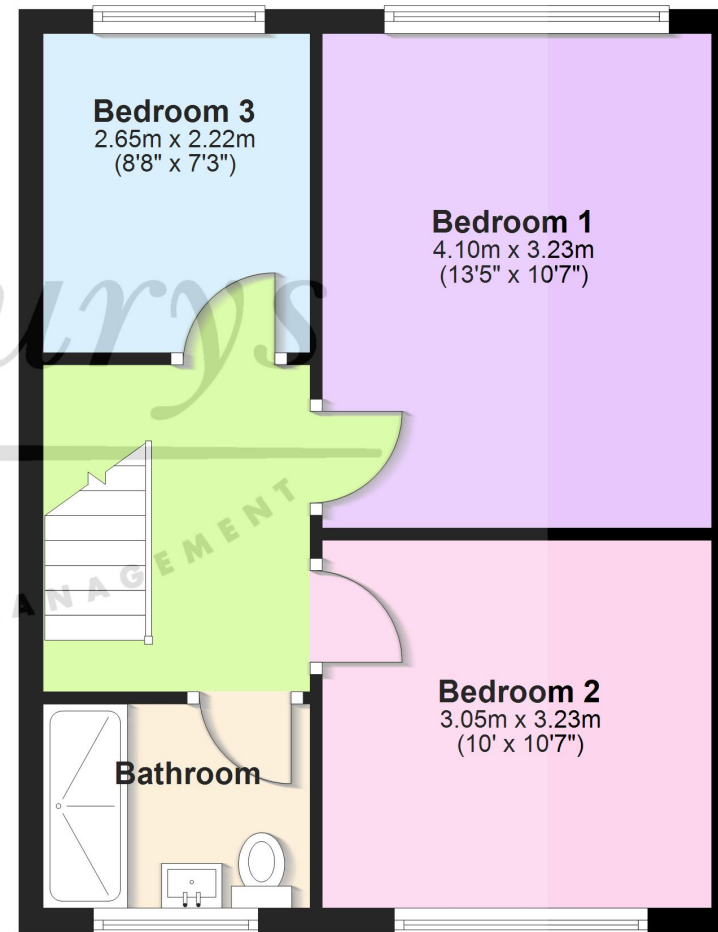
Ground Floor

Approx. 41.3 sq. metres (444.4 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.8 sq. feet)



Total area: approx. 81.5 sq. metres (877.2 sq. feet)

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

11 Stanshawe Crescent, Yate, Bristol, Gloucestershire BS37 4EB

Offered for sale with NO ONWARD CHAIN! Set in Stanshawe Crescent, this lovely terrace property is ideal for those looking to be close to the Town Centre and the wealth of amenities found in Yate. Also just minutes walk to Yate Academy, Woodlands Primary and St Paul's Primary. This vacant family home offers an entrance porch, a downstairs cloak room, entrance hall that then leads to a light and bright lounge diner with dual aspect windows. You will also find a functioning kitchen to the rear that overlooks the garden. The first floor offers 3 good size bedrooms along with a modernized family bathroom with walk-in double shower. Externally, there is a low maintenance rear garden, south facing and laid to patio and artificial grass. There is also a gate that takes you to a rear access road, whereby the property also comes with a large hard standing for 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

- No Onward Chain ! • Walking Distance to Yate Town Centre and Yate Train Station
- Minutes Walk to Yate Academy Secondary School • South Facing Rear Garden • 3 Bedrooms • Downstairs Cloakroom
- Modernised Bathroom • Driveway Parking to the Rear • Gas Central Heating
- Council Tax Band - B - South Gloucestershire Council

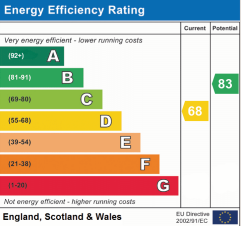
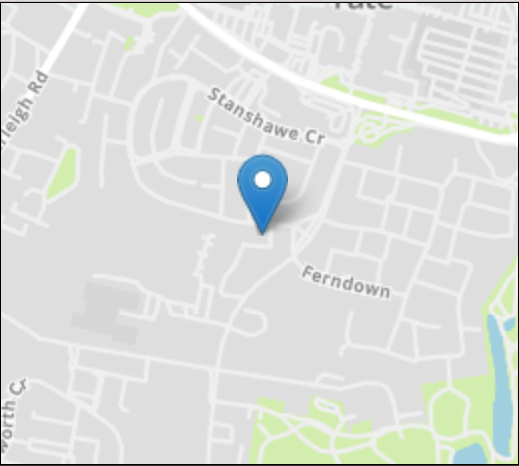
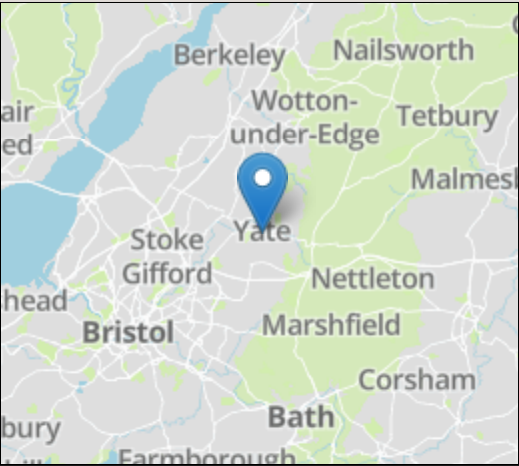
Directions

Leaving Yate Town Centre and joining Sundridge Park, continue straight and take the 2nd turning on your right into Stanshawe Crescent. No.11 can be found on the left hand side.

Local Authority & Council Tax -

Tenure - Freehold

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



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