

Milburys

SALES LETTING MANAGEMENT

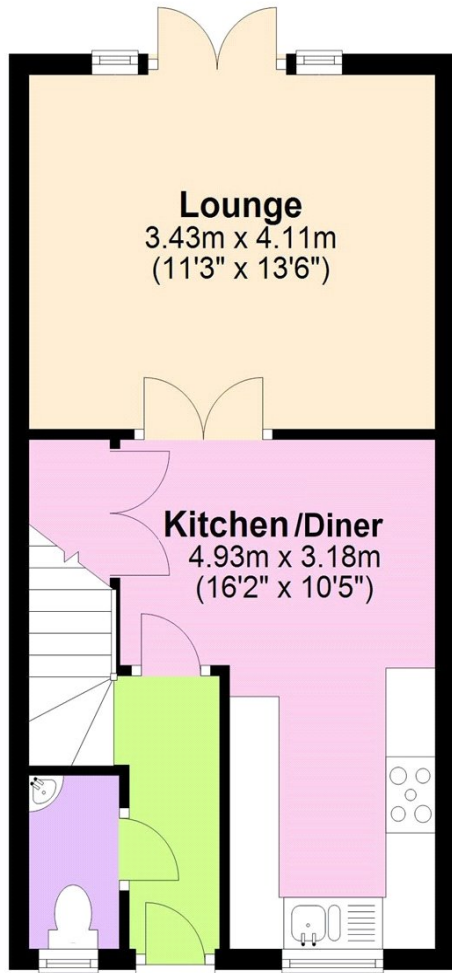


Yate, South Gloucestershire

£329,950

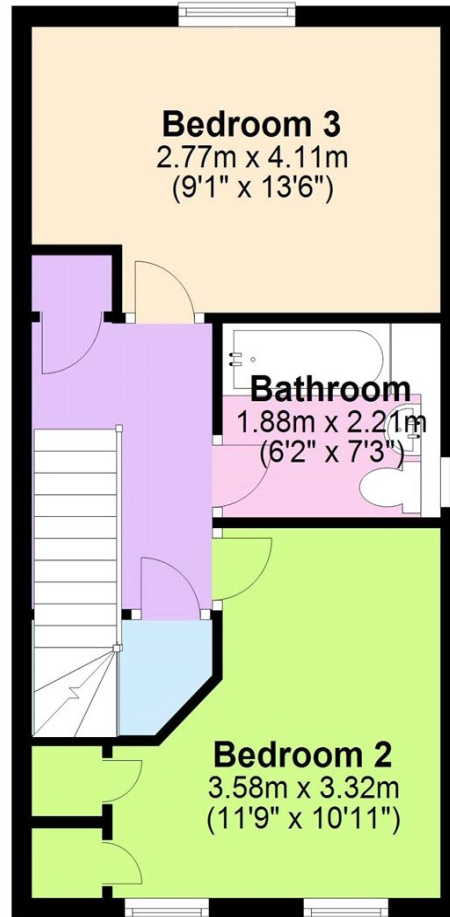
Ground Floor

Approx. 34.8 sq. metres (375.1 sq. feet)



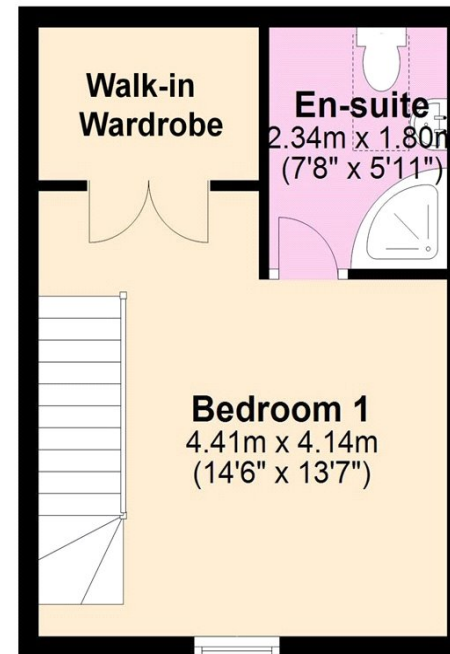
First Floor

Approx. 34.8 sq. metres (375.0 sq. feet)



Second Floor

Approx. 24.4 sq. metres (262.6 sq. feet)



Total area: approx. 94.1 sq. metres (1012.7 sq. feet)

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



5 Amberley Gardens, Yate, South Gloucestershire, BS37 7DP

A beautifully presented light and airy 3 bedroom semi-detached home which was built by 'Newland Homes' in 2019 on this small modern cul-de-sac, siding onto Brimsham Park. The property has accommodation over three floors with a fabulous master bedroom suite with a walk-in fitted wardrobe and en-suite shower room over the whole top floor. There are two other double bedrooms and a family bathroom on the first floor. On the ground floor there is a cloakroom, lounge with French doors to garden and a kitchen/dining room with integrated appliances. Outside the rear garden has been designed for easy maintenance and has a westerly aspect plus a seating/decking area and a pedestrian door to the garage from the patio. It is a large single garage with power and light plus there is driveway parking for 2 cars in front. Management Fees Apply. No Upward Chain! (EPC-B)

Situation

Brimsham Park is a modern suburb found in North Yate and is located approximately 5.8 miles from the M4 Junction 18 and 11.3 miles from the centre of Bristol. It has a secondary school, skate park, public houses and some local shops including a Tesco Express. Central Yate 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 the nearby market town of Chipping Sodbury which has an historic High Street dating back to the 12th Century. Chipping Sodbury also offers a range of shops and businesses and more recently a Waitrose store. There is a selection of both Primary and Secondary Schooling in the area of good reputation.

Accommodation & Services

Semi-Detached Modern Property - Built 2019 by Newland Homes - Cul-de-Sac Location with Attractive Brick Inlay Road - Set Over Three Floors - Hallway - Cloakroom - Lounge - Kitchen/Dining Room - Three Double Bedrooms - Family Bathroom - Master Bedroom Suite with Walk-in Wardrobe and En-Suite Shower Room - Westerly Facing Garden with Decked Seating Area Plus Pedestrian Access to Large Single Garage with Power and Light - Parking for 2 Cars - Gas Central Heating - Upvc Double Glazing - Management Fees Apply - No Upward Chain!

Directions

From Goose Green Way, turn into Brimsham Park via Randolph Avenue and then take the first left turning into Broad Lane. Amberley Gardens is the third/last turning on the left. Number 5 is around to the right.

Local Authority & Council Tax

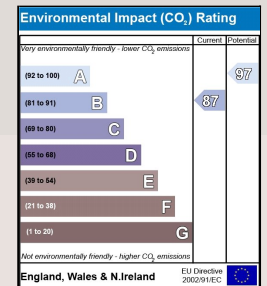
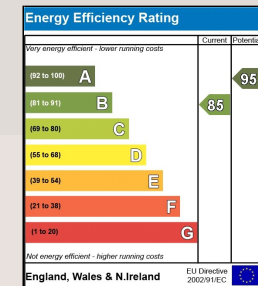
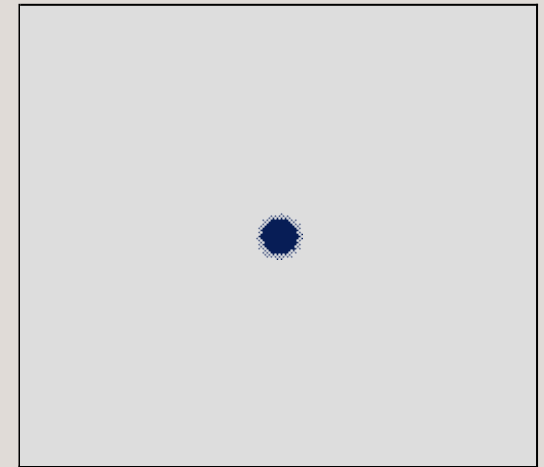
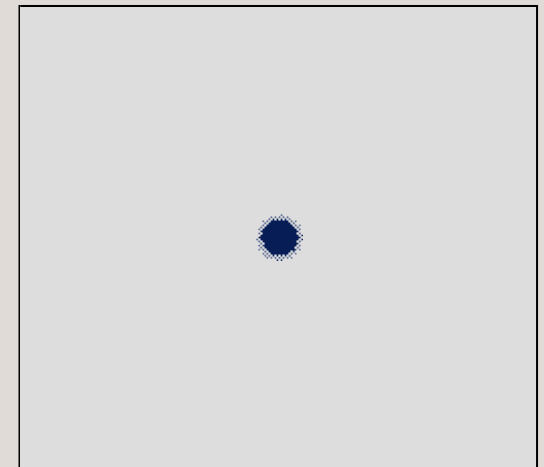
South Gloucestershire Council. Council Tax Band D

Contact & Viewing

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