



Milburys
SALES LETTING MANAGEMENT



101 Edgeworth, Yate, South Gloucestershire BS37 8YP

£315,000



Ground Floor
Area: 56.4 m² ... 607 ft²

First Floor
Area: 39.8 m² ... 429 ft²

Garage
Area: 12.9 m² ... 139 ft²

Total Area: 109.2 m² ... 1175 ft²

This plan is for illustrative purposes only and should only be used as such.
Not to Scale.

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Set just off Shire Way in a popular South Yate cul-de-sac, Edgeworth is a well established family area surrounded by open green spaces, friendly walkways that connect to small parks, local shop and 2 primary schools (Wellesley, which is found in the road itself and Abbotswood). It also offers easy access to the town centre and the attractive Kingsgate Park. This EXTENDED end of terrace property makes a superb home for those looking for extra downstairs space provided by a wonderful extension spanning across the rear of the property. This light and bright area connects the whole of the downstairs space giving an open plan feel to the kitchen and dining area as well as easy access to the living room. From here you have large sliding glass doors leading to the rear garden. There is also a generous hallway with 2 handy storage cupboards. The first floor has two double bedrooms and a single bedroom, plus a modern family bathroom. Outside at the front there is an open green outlook to enjoy, whilst to the rear you will find an enclosed garden with raised decking area and lawn. There is also a single garage with good 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

- Extended Three Bedroom End Of Terrace
- Overlooking Open Green Space
- Close To Local Primary School
- Short Stroll To Local Shop
- Beautiful Ground Floor Extension With Open Plan Feel
- Modern Interior with Bright, Light Finish
- Enclosed Rear Garden with Raised Decking Area
- Single Garage and Good Driveway Parking
- Gas Central Heating And Upvc Double Glazing
- Council Tax Band - B - South Gloucestershire Council

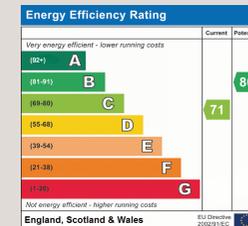
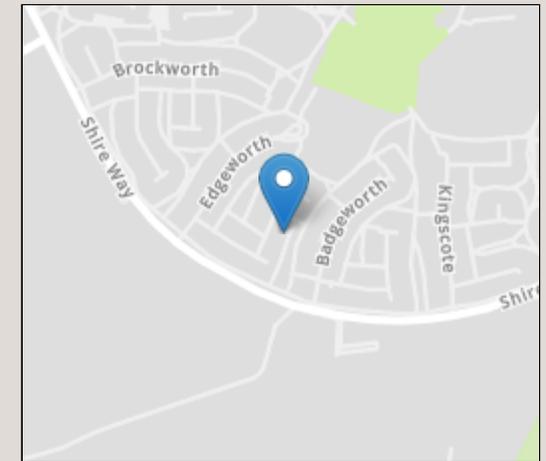
Directions

Leaving Shire Way and turning into Edgeworth, you then take the first turning on your right. Follow to the end and turn left where number 101 will be found on your right hand side.

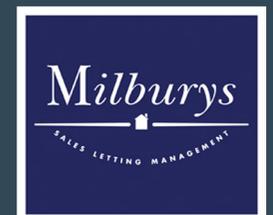
Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band B

Tenure - Freehold

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



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