

The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT

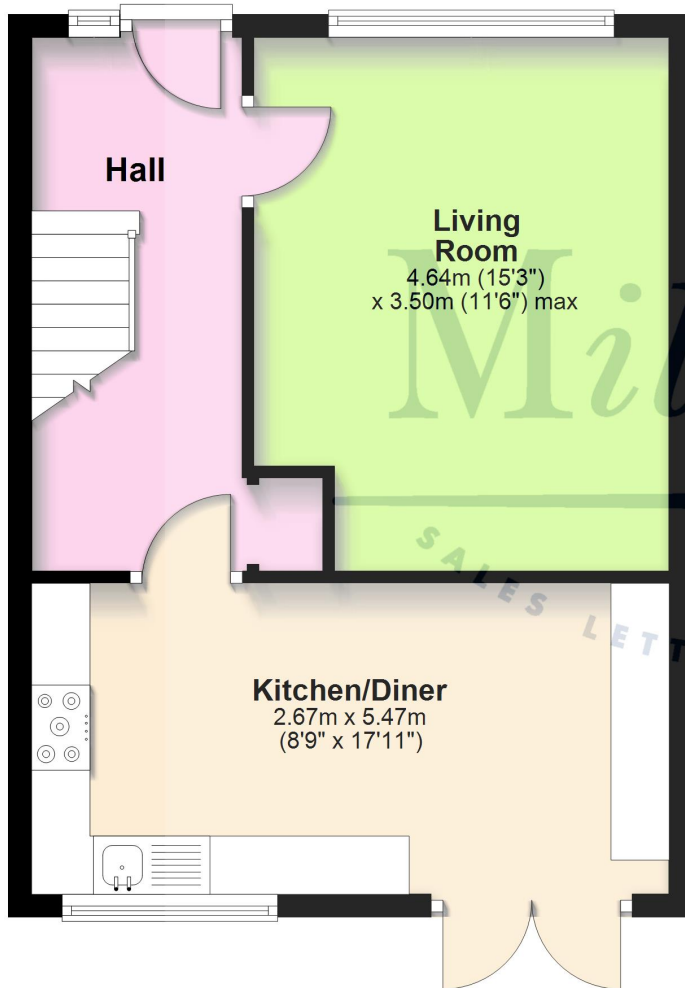


48 Cherington, Yate, South Gloucestershire BS37 8UY

£299,950

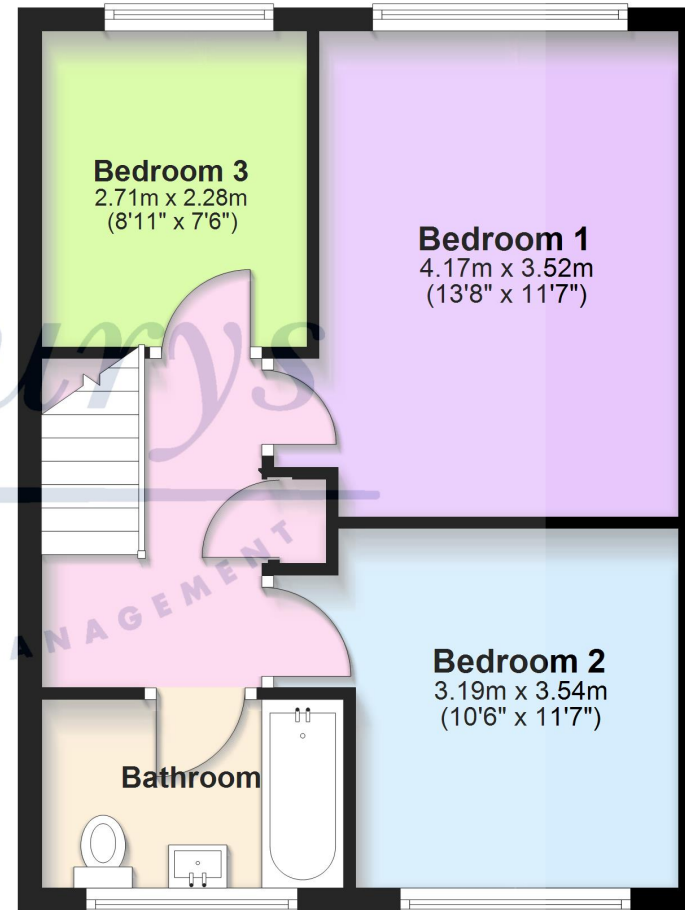
Ground Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



Total area: approx. 80.4 sq. metres (865.2 sq. feet)

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

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Set just off Shire Way in South Yate, this beautifully presented end of terrace family home has undergone an extensive renovation and would make an ideal first home or suit a young family. Walking distance to either Wellesley or Abbotswood primary schools, the property is also only a short stroll from public footpaths that lead to the lovely Walpley Nature Reserve. The property provides a clean and tidy entrance hall, a stylish living room with feature fireplace (bio-ethanol) then a stunning light and bright kitchen/diner which has been recently refitted and boasts lots of storage, integrated appliances and quartz worktops. There are also French doors that lead directly out to the rear. Upstairs has two double bedrooms and a single, then a modern family bathroom. Outside the owners have spend a great deal of time and money on landscaping the rear garden. Now a slick and seamless patio makes for a lovely seating area, plus a level lawn area and new fencing finish this great outside space. The front of the property enjoys a pleasant outlook over open playing fields. Further benefits are driveway parking and a single garage at the rear, plus double glazing and gas central heating.

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 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 is the open green spaces of 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

- End Terrace Family Home
- Immaculate Condition Throughout
- 3 Bedrooms
- Stunning Refitted Kitchen/Diner
- Modern Family Bathroom
- Landscaped Garden
- Overlooking School Playing Fields
- Driveway Parking and Single Garage
- Gas Central Heating And Double Glazing
- Council Tax Band - B - South Glos Council

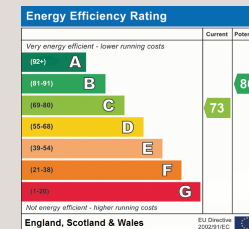
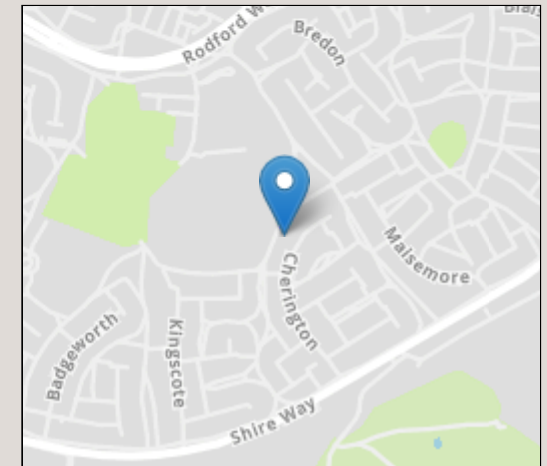
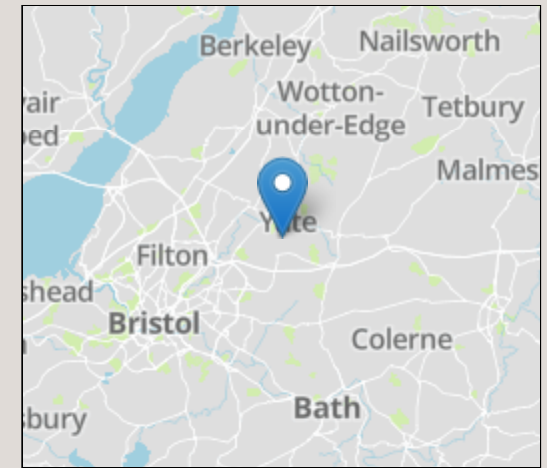
Directions

From Shire Way, turn into Cherington where you will find number 48 towards the end of the road on the left hand side.

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

Tenure - Freehold

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



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