

Total area: approx. 99.6 sq. metres (1072.2 sq. feet)

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



26 Cherington, Yate, South Gloucestershire BS37 8UZ

Set just off Shire Way in popular South Yate, Cherington is a well established family area surrounded by open green spaces, friendly walkways that connect to small parks and 2 local primary schools (Wellesley and Abbotswood). It is also offers easy access to the town centre and the attractive open spaces found in Kingsgate Park. This EXTENDED mid-terrace property would make a superb home for those looking for some extra space. Entering the property you will find a large entrance hall, then a modern galley kitchen with refitted grey units and access straight out to the rear garden. Then a generous family living area is found with a lounge/diner, plus extra space for a home office if needed, dual aspect with French doors out to the patio and garden. The first floor has two double bedrooms and a single bedroom, plus a modern family bathroom. Outside to the front there is an open green outlook and lawns to enjoy, whilst to the rear you will find a low maintenance garden laid to patio and artificial grass. There is also a single garage with 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 Family Home • 3 Bedrooms • Large Lounge/Diner with French Doors Out To Garden • Modern Kitchen
- Extended Entrance Hall • Attractive Family Bathroom • Facing an Open Green to the Front • Low Maintenance Enclosed Garden
- Single Garage & Driveway • Council Tax Band - B - South Gloucestershire Council

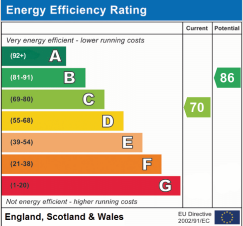
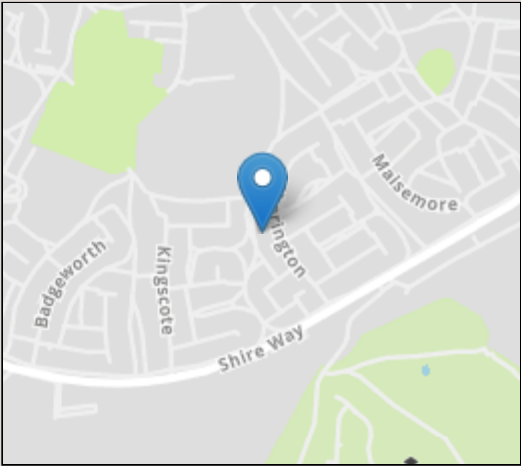
Directions

From Shire Way, turn into Cherington where you will shortly see number 26 on your left hand side.

Local Authority & Council Tax - - Tax Band B

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



