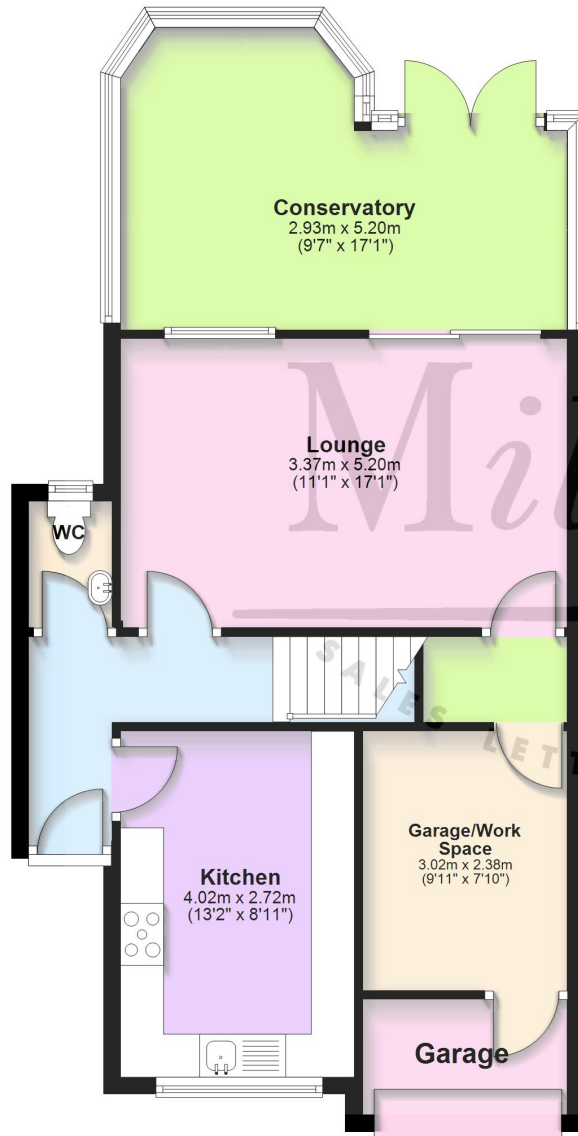




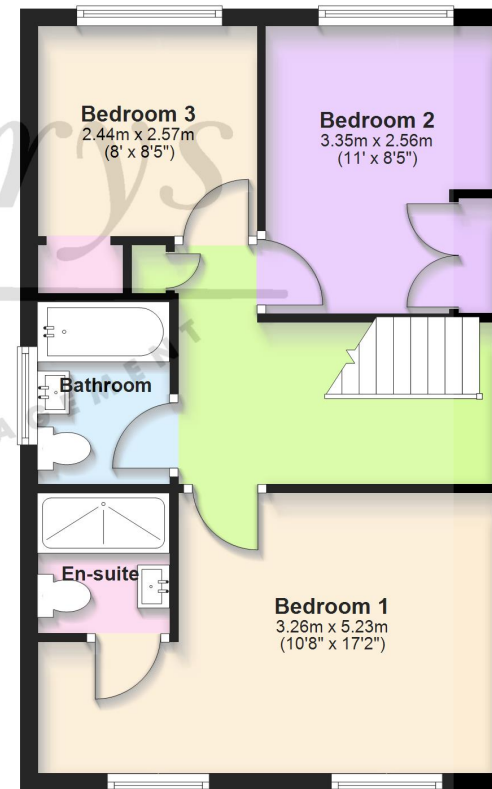
## Ground Floor

Approx. 65.5 sq. metres (705.1 sq. feet)



## First Floor

Approx. 46.0 sq. metres (495.5 sq. feet)



Total area: approx. 111.5 sq. metres (1200.7 sq. feet)

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

# 30b Lancaster Road, Yate, South Gloucestershire BS37 5SU

Located in a popular cul-de-sac in North Yate, Lancaster Road is just a short stroll to the local conveniences and a 10 minute walk into the Town Centre. This sizable semi-detached makes for a lovely family home. With a block paved double driveway at the front, you then go into the house via the entrance hall where there is a handy downstairs WC and access into a modern kitchen which faces the front. Moving then to the rear, you will find a living room with feature fireplace and a good size conservatory overlooking the rear garden. From the lounge a door takes you into a section of the (former) garage which could be used as a work space or store room (please note there is no natural light). The first floor has been cleverly reconfigured and now provides a lovely master bedroom at the front with an ensuite shower room. You will then find two further good size bedrooms - both with built-in storage - and a family bathroom. Outside there is an enclosed rear garden laid to lawn and a small patio area. To the front the remainder of the garage space is available for bin storage etc and has an electric roller door. The seller of this property has found a chain free property to buy!

## 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

- North Yate • Semi- Detached • Family Bathroom and Ensuite to Master • 3 Good Size Bedrooms • Downstair WC
- Modern Kitchen • Conservatory • Garage and Converted Workspace • Double Driveway
- Council Tax Band - C South Gloucestershire Council

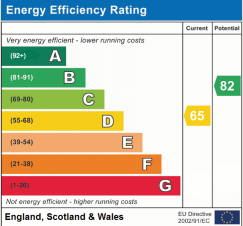
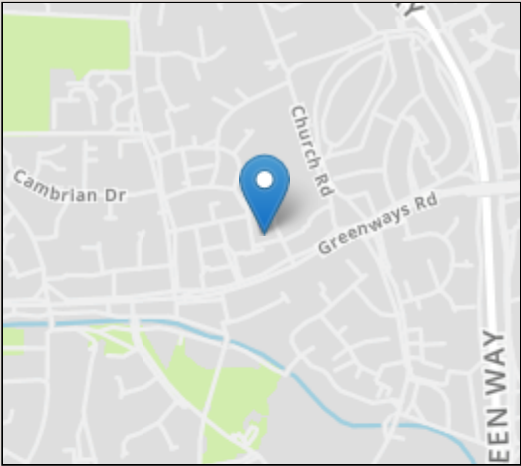
## Directions

Travelling along Greenways Road, turn onto Wellington Road and then take the first right into Lancaster Road. Continue straight and then bear right where you will find number 30b.

**Local Authority & Council Tax** - South Gloucestershire Council - 01454 868686 - Tax Band C

**Tenure** - Freehold

**Contact & Viewing** - Email: mil\_sodburysales@milburys.co.uk Tel: 01454 318338



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