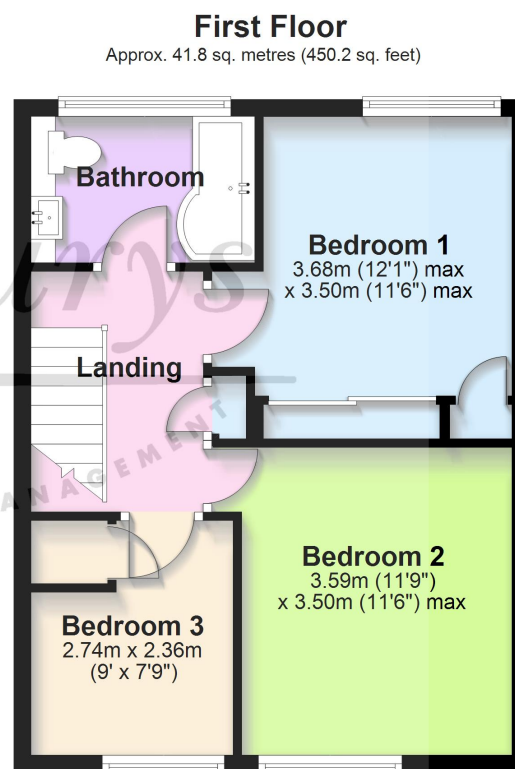
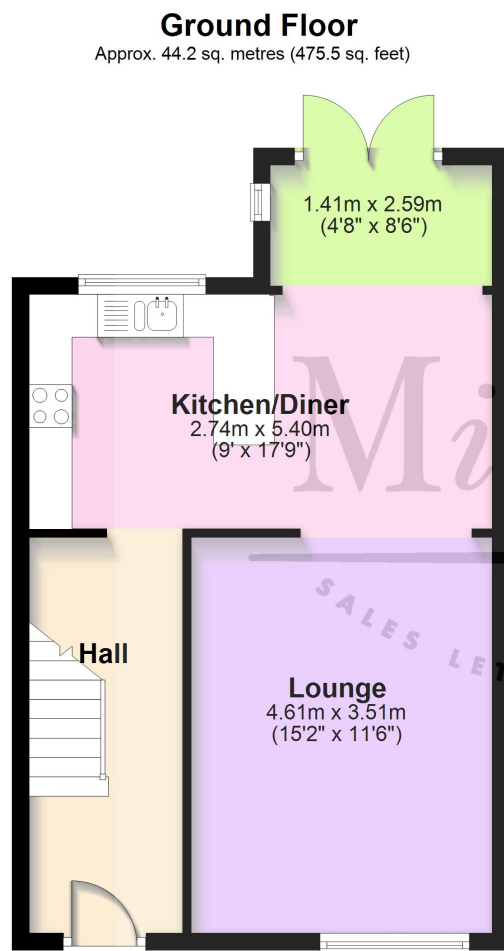






Total area: approx. 86.0 sq. metres (925.7 sq. feet)

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



121 Blaisdon, Yate, South Gloucestershire BS37 8TW

Located close to the centre of town, Blaisdon is a popular road which is an easy walk to all the local amenities and nearby Kingsgate Park. Set on a large corner plot, this property would make an ideal first home or those looking to downsize. The ground floor provides an attractive refitted kitchen/diner which serves as the heart of the home, featuring a contemporary design and practical layout, enhanced by a small rear extension out to the garden. Sliding double doors then take you into a modern living room with views over the shared green to the front. Moving upstairs you will find 3 well proportioned bedrooms and a beautiful modern family bathroom. Outside, the large rear garden is a rare find, offering plenty of space for gardening enthusiasts, or children to play. Additionally, this generous family home benefits from a single garage and parking spaces for THREE vehicles!

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

- Large Corner Plot • End of Terrace House • Three Bedrooms • Small Extension To The Ground Floor
- Stylish Kitchen/Diner with French Doors to Garden • Sizeable Lounge • Modern Bathroom
- Large Rear Garden and Open Frontage • Single Garage and Parking For 3 Vehicles
- Council Tax Band - B - South Gloucestershire Council

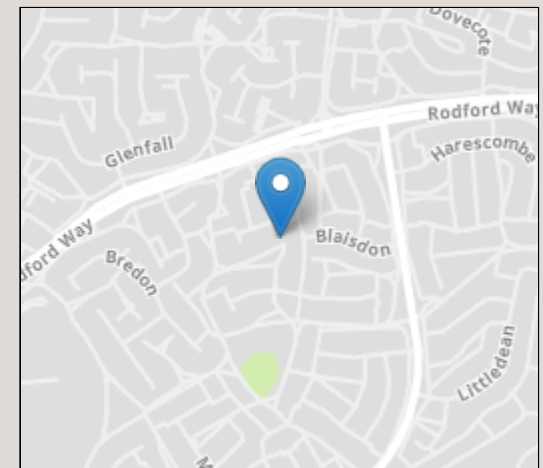
Directions

Leaving Rodford Way and joining Shire Way, take the first turning on your right into Blaisdon. Continue ahead and turn right at the T junction then left and number 121 can be found on the left 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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