



THE FIRS, GOOSE GREEN YATE

Individual detached bungalow with double garage, on a spacious plot in Goose Green, requiring modernisation.

Of the type rarely available, this established property sits in generous, quiet and private gardens. There is terrific scope for extension and improvement, or otherwise to build value as desired. The 3 bedroom accommodation is arranged around a central entrance hall that leads to lounge, kitchen, dining room, bathroom and 3 double bedrooms, and there is a utility room in a small extension at the rear of the property. Sunny gardens lie to front and rear enjoying a high degree of privacy - the rear garden is beautifully tended and a gardeners delight with lawn, patio, summer house and greenhouse, whilst at the front there is another big garden, with tarmac driveway parking for several cars in front of the double garage.

AUCTION - Thursday 28th September 2023, 6:30pm at Chipping Sodbury Town Hall. Viewings by appointment only please.



AUCTION GUIDE £450,000

**COUNTRY
PROPERTY**

The Firs, Goose Green, Yate, Bristol, BS37 5BJ

🌿 Detached Bungalow 🌿 3 Bedrooms, 2 Reception Rooms 🌿 Huge Potential 🌿 Spacious Gardens F & Rear 🌿 Quiet, Private Location 🌿 Auction 28/9/23 6:30pm 🌿 Energy Efficiency Band D 🌿 For Modernisation

With settlement pre-dating the 1850s, Goose Green is one of the most established parts of old Yate. Nowadays major corporate investment has transformed Yate Shopping Centre into an important business centre with a big Tesco Extra, M&S food, cinema, restaurants, leisure centre, full range of shops, primary and secondary schools, NHS walk-in centre/surgery and library. Yate is just a 3 minute drive from the property. The old market town of Chipping Sodbury (under 2 miles) has further artisan shops, Waitrose, award winning butchers and bakers, and many cafes, restaurants and pubs. Bristol and Bath are within about 12 miles, M4 J18 Tormarton - 6 miles, M5 J14 Falfield - 7 miles. Yate Rail Terminal.



BUNGALOW ACCOMMODATION

Entrance Hall 5' 10" x 14' 6" (1.78m x 4.42m) Glazed door in from storm porch, radiator of the type found throughout the property, powered from a gas boiler.

Lounge 20' 10" x 11' 4" (6.35m x 3.45m) Two windows to front, open fire in feature stone fireplace with marble hearth.

Dining Room 9' 6" x 13' 1" (2.90m x 3.99m) Sliding patio doors to rear.

Kitchen Breakfast Room 10' 9" x 11' 1" (3.28m x 3.38m) Laminate work surfaces over base and wall cupboards, space for electric cooker, sink, draining board, larder cupboard, Ideal Mexico floor standing gas boiler, space for 'fridge/freezer, Artex ceiling, carpet tiles, fluorescent lighting, pine panelling.

Utility 6' 4" x 4' 1" (1.93m x 1.24m) Space and plumbing for washing machine and tumble dryer, glazed door out to rear.

Cloakroom 6' 4" x 2' 4" (1.93m x 0.71m) WC, pedestal wash basin, obscured window to rear.

Bathroom 7' 11" x 5' 6" ave. (2.41m x 1.68m ave.) Panelled bath, separate tiled shower cubicle with glazed screen and electric shower over, WC, pedestal wash basin, built-in cupboard, obscured window to rear, vinyl floor, light/heater fitting, radiator.

Bedroom 1 10' 11" x 10' 3" (3.33m x 3.12m) Window to rear, wall of fitted wardrobes.

Bedroom 2 15' 0" x 7' 10" (4.57m x 2.39m) Window to side.

Bedroom 3 12' 7" min. x 9' 9" (3.84m min. x 2.97m) Window to side, built-in cupboard.

Double Garage 17' 3" x 15' 0" (5.26m x 4.57m) approx. - Up-and-over door to front, window to side, power and light connected.

OUTSIDE

Front Garden 19 metres x 19 metres approx. Mostly laid to lawn with mature shrubs, hedges and plants, tarmac driveway parking in front of the garden, gated side access, five-bar gated access to Church Road.

Enclosed Rear Garden 18 metres width average x 22 metres depth - West facing, mostly laid to lawn with patio area at the rear of the property, fence and hedge boundaries, summer house, greenhouse.

AUCTION

Date, Time, Venue Thursday 28th September 2023, 6:30pm at Chipping Sodbury Town Hall, 57-59 Broad Street, Chipping Sodbury, BS37 6AD.

Public Auction Procedure PUBLIC AUCTION

PROCEDURE: purchasing property at Auction means -

1. The highest bidder becomes the purchaser on the fall of the hammer, provided the vendors reserve price has been achieved or exceeded.
2. The purchaser is deemed to have exchanged contracts on the fall of the hammer, and will be required to sign the contract and hand over a cheque for the deposit = 10% of the purchase bid price (minimum £2,000), plus buyers admin charge of £600 (including VAT) of the purchase bid price, before leaving the auction room.
3. Completion of the sale will be Friday 20th October 2023 or earlier by mutual agreement.
4. Check the legal pack for any Special Conditions of sale.

Auction Legal Pack Ordered. Expected w/c 11th September. Free to view with Auction Passport (link in the agents' Brochure) or short URL <https://goo.gl/GVDvA7> to 'E I Group', register to receive a free email notification when the pack is ready to download.

Viewings By appointment only please.



Vendors Solicitor Wards Solicitors, 19 West Walk, Yate, BS37 4AX. 01454 316789.

FURTHER DETAILS

Directions From Station Road, North of Yate Shopping Centre, by the fire station and former The White Lion pub (Antica Roma Ristorante), exit the mini roundabout into Church Road past The Lawns, proceed through the one-way traffic lights until you reach another mini roundabout with Greenways Road - take the first exit then turn immediately right on to Church Road. Proceed around the sharp right hand bend on to Goose Green and The Firs is the second driveway on your left.

Tenure Freehold

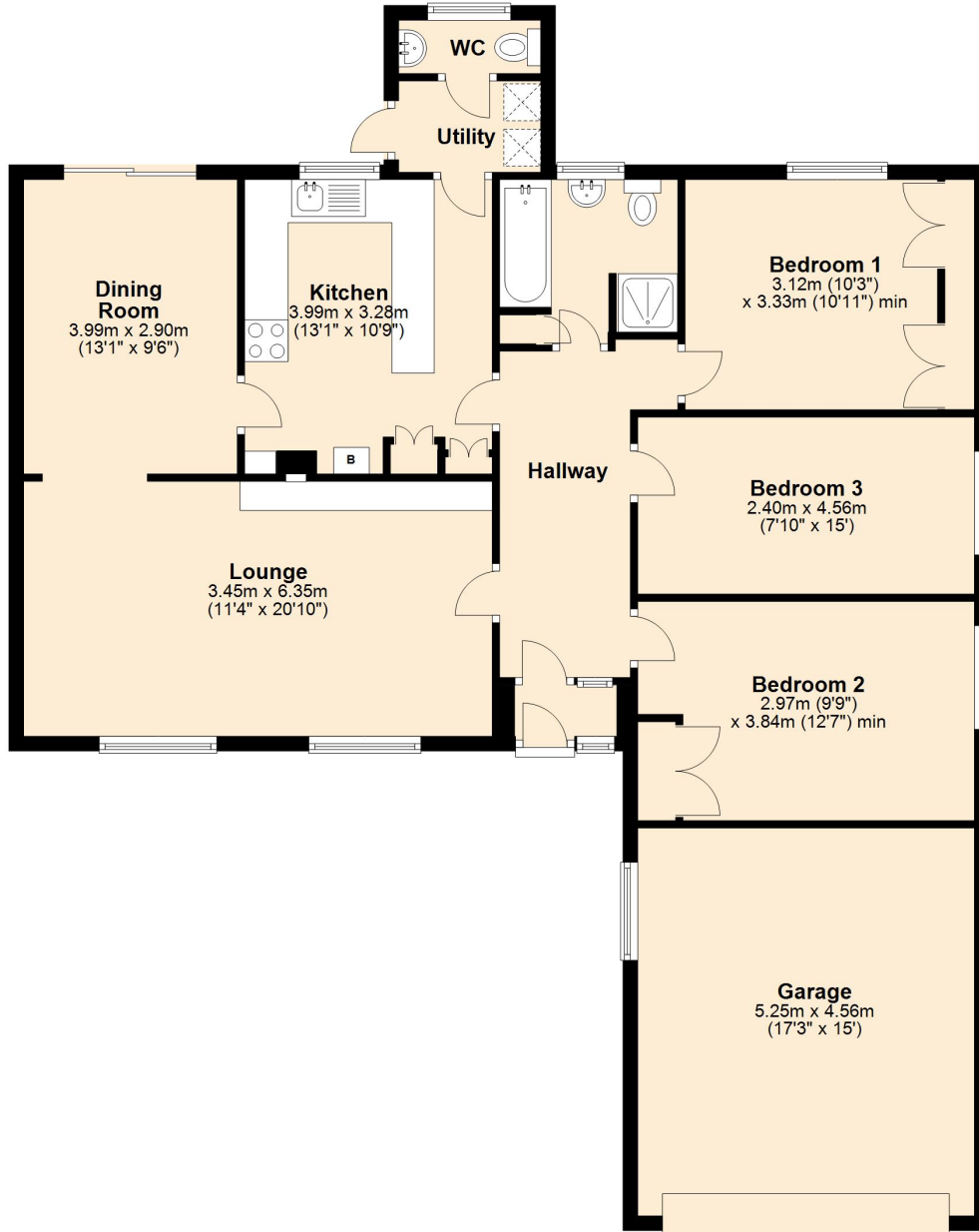
Council Tax Band E

Services Mains gas, electricity, water and drainage connected.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		83
C	(69-80)		
D	(55-68)	55	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



Sketch plan for illustrative purposes only
Plan produced using PlanUp.



COUNTRY
PROPERTY

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