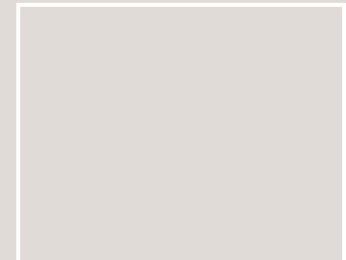


Total area: approx. 88.3 sq. metres (950.5 sq. feet)

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



20 Bisley, Yate, South Gloucestershire BS37 4JS

NO ONWARD CHAIN! Set in popular South Yate this lovely family home is walking distance to the central shopping centre, the open fields at Westerleigh Common and several local primary schools. Bisley is a popular road due to it being smaller and having fewer properties on it compared to many other roads in the area. This mid-terrace presents extremely well and would suit a first time buyer or a growing family. Approached from the rear, you enter the property through a large sun room, currently set out with seating and laundry facilities. From here you then move to the kitchen/diner where there is space for formal dining and a fitted kitchen with room for all your appliances. Then onto a lovely hallway and porch area. At the front there is a newly decorated living room, complete with feature fireplace whilst on the first floor you will find two good size double bedrooms and a single bedroom. There is also an upgraded family bathroom. Outside to the front there is an open shared green area, then a low maintenance rear garden laid to lawn, patio and chippings. There is also a single garage located in a nearby block.

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

- NO ONWARD CHAIN ! • Walking Distance to Yate Town Centre • Stylish Decor • Kitchen/Diner • 3 Good Size Bedrooms
- Upgraded Bathroom • Sun Room with New Roof • Boiler Refitted in 2023 • Single Garage
- Council Tax Band - B - South Gloucestershire Council

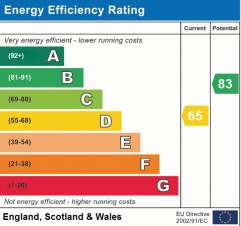
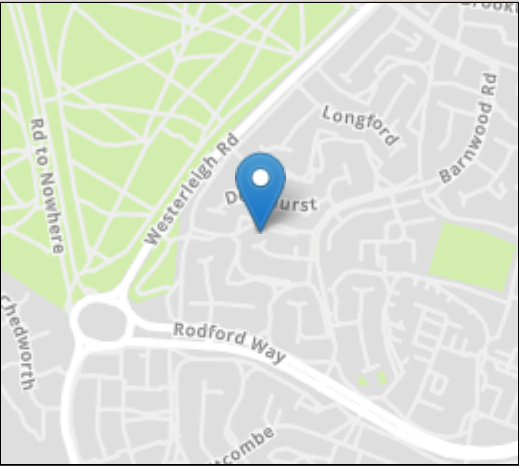
Directions

Travelling on Rodford Way in South Yate, turn onto Barnwood Road and then take the first turning on the left into Bisley. Number 20 can be found at the bottom of this small road in front of you.

Local Authority & Council Tax -

Tenure - Freehold

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



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