

65 Rectory Close, Yate, South Gloucestershire BS37 5SE

This three bedroom semi-detached property is situated on a popular development and has been updated by the owner. It is also walking distance to all the shops and amenities in Yate Town Centre and the nearby open green space at St Mary's Park. Once inside the property, the ground floor accommodation has an appealing 'contemporary' feel. The kitchen has been refitted with stylish white units and beautiful quartz worktops with integrated appliances. This now opens out to the dining area and has a connecting lounge plus conservatory. A wonderful open plan space for entertaining with direct access out to the rear garden. Moving up to the first floor there are three good sized bedrooms and a modern white bathroom suite. Outside you will find an enclosed rear garden laid to lawn and patio, with a designated seating area. Additional benefits include driveway parking and single garage. A lovely home in a popular location!

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 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

- Three bedroom semi-detached
- Walking Distance of Yate Town Centre and Train Station
- Minutes Walk to St Marys Park
- Open plan kitchen/dining room/lounge/conservatory
- Re-fitted White kitchen with Quartz worktops
- White Bathroom Suite
- Gas Central heating - boiler replaced circa 4 years ago
- Enclosed Garden
- Garage & Driveway
- Council Tax Band - C South Gloucestershire Council

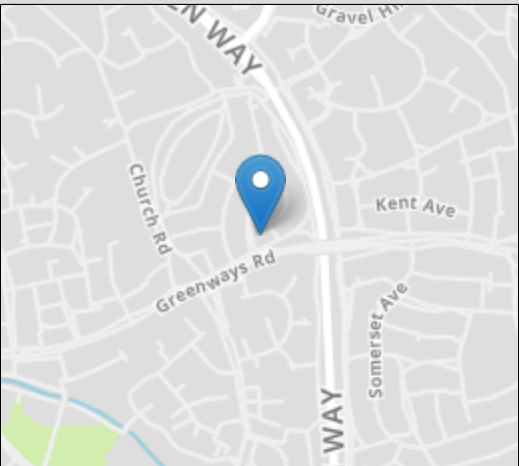
Directions

From Station Road in central Yate turn into Church Lane by the shopping centre. Go to the end, turn right at the mini-roundabout onto Greenways Road and Rectory Close will shortly be on your left. Keep following around to the right and follow to the far end.

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



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	73
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

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