

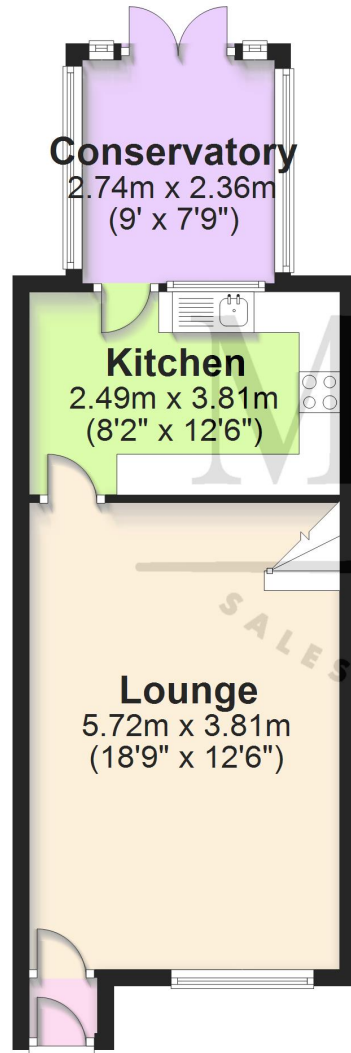


29 Mountbatten Close, Yate, South Gloucestershire BS37 5TD

£250,000

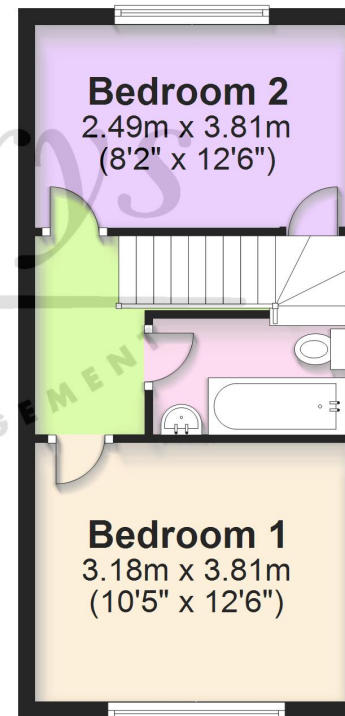
Ground Floor

Approx. 39.0 sq. metres (419.9 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.5 sq. feet)



Total area: approx. 70.6 sq. metres (760.5 sq. feet)

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

29 Mountbatten Close, Yate, South Gloucestershire BS37 5TD

Offered for sale with NO ONWARD CHAIN! Located in popular North Yate, Mountbatten Close is ideal for those looking to be close to the local amenities, nearby shops in Yate and the Train Station. This ideal starter home or investment is a mid-terrace property and all ready for the next owners. The ground floor consists of a small entrance porch, this leads into a good size lounge/diner with views out to the front, then to the rear of the property you will find a kitchen which opens out to a conservatory and the rear garden beyond. The first floor is accessed via a staircase from the lounge and brings you to 2 double bedrooms and a bathroom. Outside there is a pretty front garden laid to lawn and overlooking a small green. Then to the rear a low maintenance garden is enclosed and leads to private parking to the rear. A fantastic property ready for a fresh new look, ideal for those looking to make their own mark in their new home!

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

- Popular North Yate Location, Close to Frome Valley Walk , Local Shops and Open Green Space
- No Onward Chain
- Two Bedroom Terrace Property
- Driveway Parking
- Lounge/Diner
- Kitchen
- Conservatory
- Enclosed Rear Garden
- Gas Central Heating
- Council Tax Band - B - South Gloucestershire Council

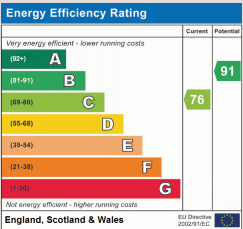
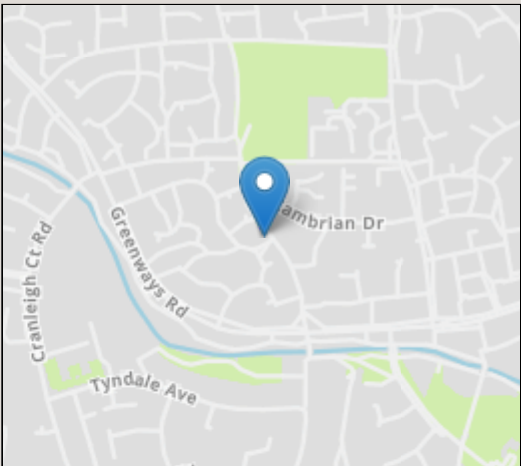
Directions

From Goose Green Way turn onto Greenways Road at the traffic lights by Brimsham Green School. From here continue until you see Mountbatten Close on your left hand side. Follow the road around to the right and No.29 will be found at the end of the road 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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