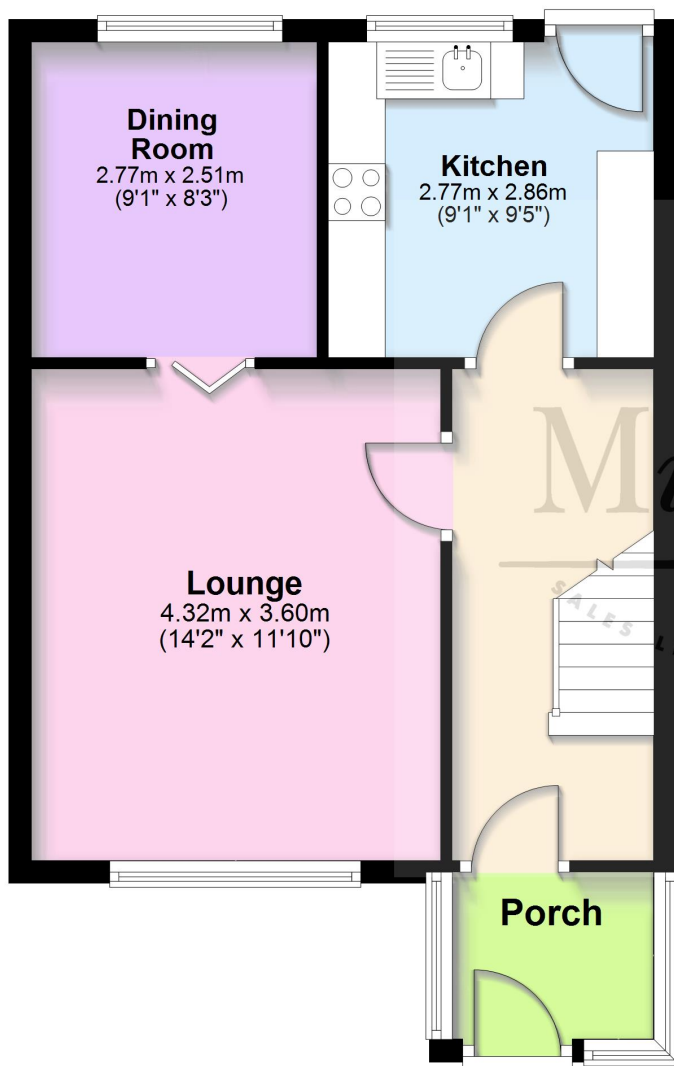




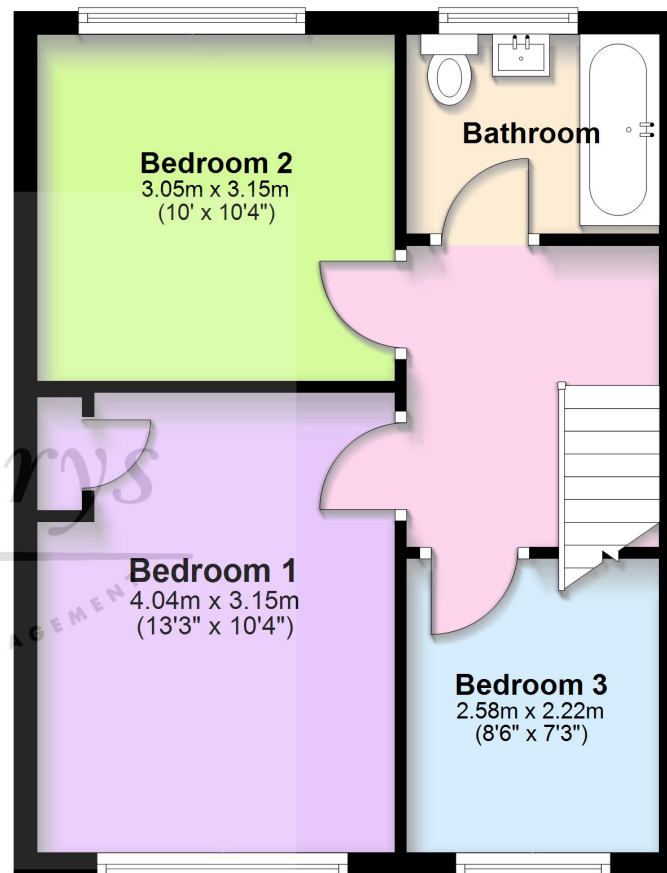
## Ground Floor

Approx. 42.1 sq. metres (452.9 sq. feet)



## First Floor

Approx. 39.3 sq. metres (423.1 sq. feet)



Total area: approx. 81.4 sq. metres (876.0 sq. feet)

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

# 4 Dursley Close, Yate, South Gloucestershire BS37 4EL

This mid-terrace home is set in a small cul-de-sac found just off Painswick Drive. Dursley Close is centrally located and so only minutes walk from Yate Shopping Centre. Also walking distance to Yate Train Station and Yate Central Bus Station. This 3 bedroom property offers a handy porch, an entrance hall, then a good size lounge with feature fireplace. From here there is access to a separate dining room plus a white fitted kitchen to the rear leads straight out to the garden. The first floor offers 2 large double bedrooms and a good size single bedroom along with a fresh modernized family bathroom. Externally there is a gravel front garden and good road parking to be found in the cul-de-sac. To the rear you will find a large sunny (south facing) rear garden plus there are also double gates that can allow for secure private parking via a rear access road. Laid to lawn and patio with a large shed. Ready to go and priced to sell as the vendor has found their next property!

## 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, a refurbished leisure centre, retail park, 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. Nearby, the market town of Chipping Sodbury offers a wide and eclectic range of shops and established businesses plus 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 are the open green spaces on 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

- Terrace House with 3 Good Size Bedrooms
- Central Location Close To Yate Town Centre
- Vendor Found!
- 2 Reception Rooms
- Quiet Cul-De-Sac Location
- Modern Family Bathroom
- Double Glazing and Gas Central Heating (boiler replaced 2024!)
- Gated Parking to The Rear, Plus On-Street to the front
- South Facing Enclosed Rear Garden
- Council Tax Band - B - South Gloucestershire Council

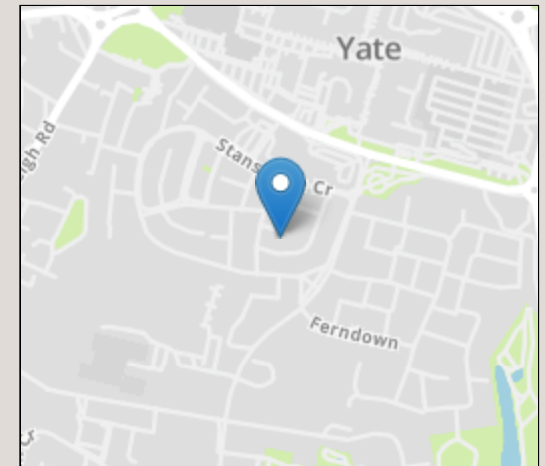
## Directions

Leaving Yate and turning onto Stanshawe Crescent at Lidl, take the first turning on your right into Sundridge Park, then the first left hand turning into Nailsworth. Then the first left is Dursley Close and No. 4 is on the right.

**Local Authority & Council Tax** - South Gloucestershire Council - 01454 868686 - Tax Band B

**Tenure** - Freehold

**Contact & Viewing** - Email: [chippingsodbury@milburys.co.uk](mailto:chippingsodbury@milburys.co.uk) Tel: 01454 318338



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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