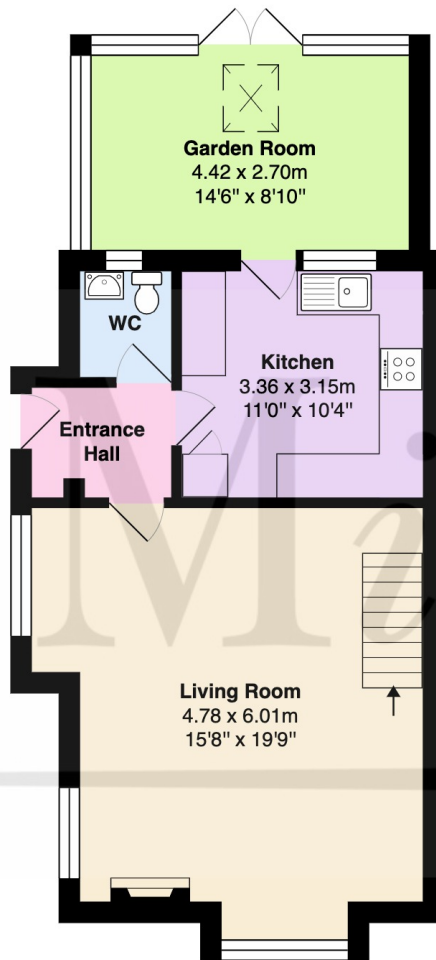
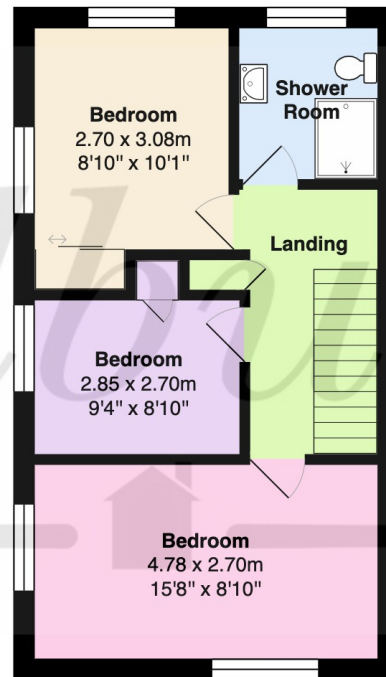


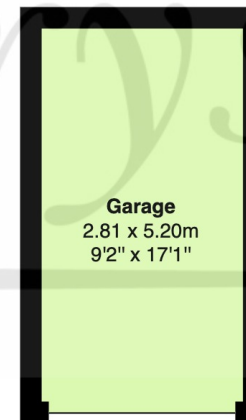




Ground Floor
Area: 58.8 m² ... 633 ft²



First Floor
Area: 42.0 m² ... 452 ft²



Garage
Area: 14.6 m² ... 157 ft²

Total Area: 115.4 m² ... 1242 ft²

This plan is for illustrative purposes only and should only be used as such.
Not to scale.

20 Lancaster Road, Yate, South Gloucestershire BS37 5SU

Set on a generous corner plot, this beautiful family home is well presented throughout and enjoys a pretty wrap around front garden. Located in North Yate, the property is within easy walking distance to the centre of town where you will find a wealth of amenities. This attractive end terrace home consists of a welcoming entrance hall, a ground floor WC, then a refitted kitchen in neutral tones. This then leads out to a wonderful sun room overlooking the rear garden. A sizable lounge/diner completes the ground floor with a feature fireplace and 3 windows providing lots of lovely natural light. Upstairs comes with 3 good size bedrooms and a modern family bathroom. Externally an attractive front garden is filled with mature planting and made private with mature hedgerows. To there rear there is a pleasant enclosed garden laid to lawn and patio with a gate to the single garage and off street parking. Additional benefits include gas central heating and double glazing.

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
- Walking Distance To Yate Shopping Centre
- End Of Terrace House
- Three Bedrooms
- Stylish Kitchen and Modern Shower Room
- Garden Room and Downstairs WC
- Enclosed Rear Garden
- Garage and Driveway Parking
- Close to Frome Valley Walkway
- Council Tax Band - C - South Gloucestershire Council

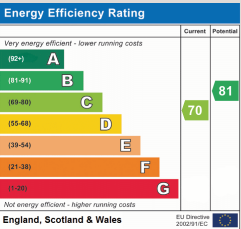
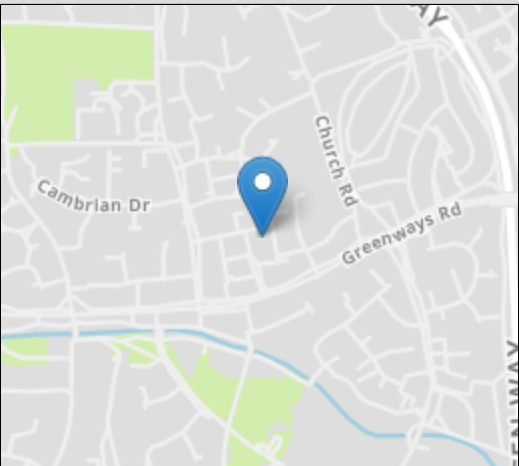
Directions

From Greenways Road in North Yate turn into Wellington Road and after a short distance turn right into Lancaster Road. Follow the road to the end, turn right and the property will be found at the end in the right hand corner facing Greenways Road.

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



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