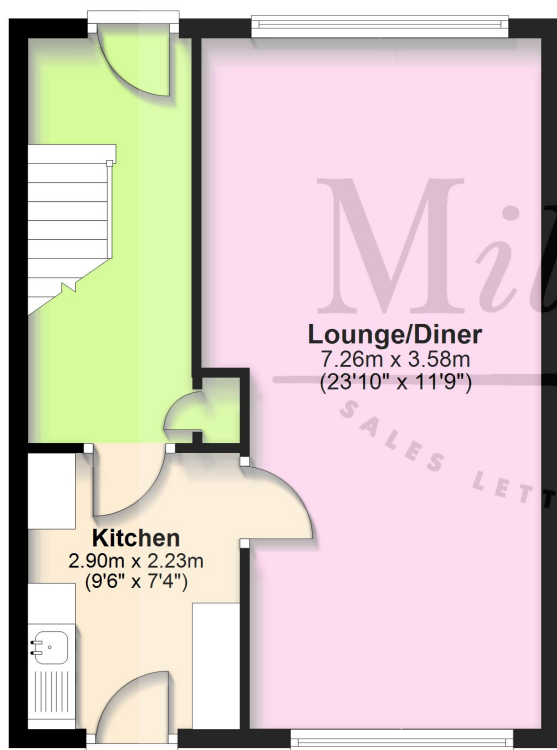




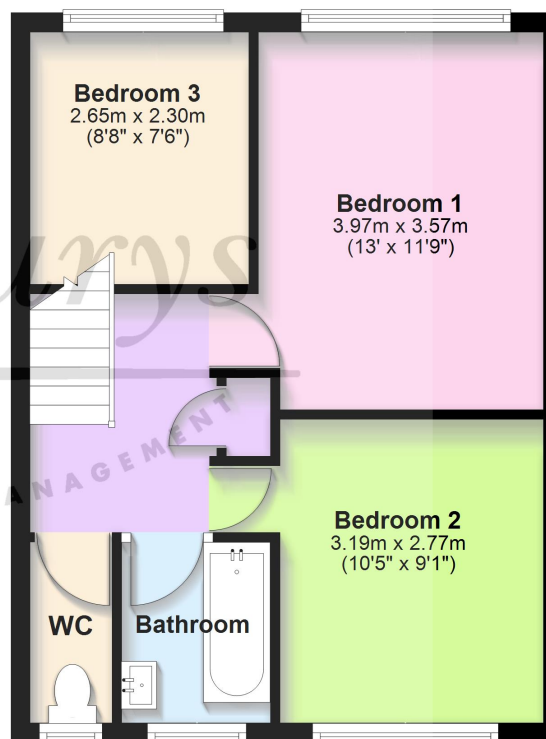
Ground Floor

Approx. 39.6 sq. metres (426.0 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.4 sq. feet)



Total area: approx. 78.9 sq. metres (849.4 sq. feet)

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



71 Blaisdon, Yate, Bristol BS37 8TL

This three bedroom terraced property is situated off Shire Way and offered with no onward chain, perfect for both first time buyers and families. It has an unusually long garden with workshop/potential office which has power. The property itself offers a blank canvas, having been recently painted and fitted with new carpets. There has been a white high gloss kitchen fitted in recent years. The accommodation comprises, kitchen and lounge/dining room and on the first floor there are three bedrooms, bathroom and WC. Additional benefits are double glazed windows, gas central heating with combi boiler and replaced consumer unit. To the front, the house benefits from lovely green views over Woodchester Park and access to open shared green spaces with connecting footpaths to the neighbouring streets. The property also has a fantastic low Council Band Tax of B and comes with a single garage and driveway parking.

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 cinema and 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

- NO ONWARD CHAIN • Popular South Yate Location • Mid Terrace • Large Garden • Garage and Driveway Parking
- 3 Bedrooms • Gas Central Heating And Double Glazing • Lounge/Diner • Walking Distance to Yate Town Centre
- Council Tax Band - B - South Gloucestershire Council

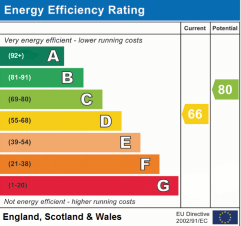
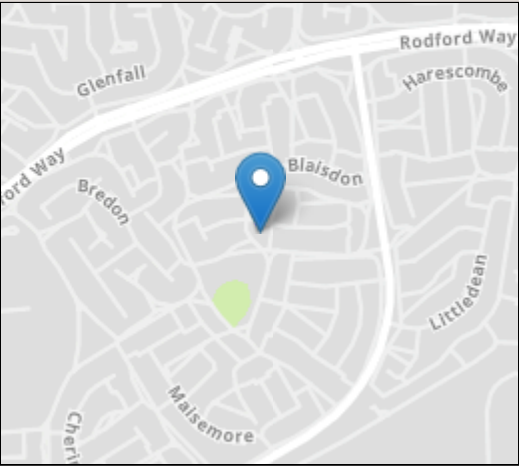
Directions

Leaving Rodford Way and joining Shire Way, take the first turning on your right into Blaisdon. No. 84 can be found towards the bottom of the street as you bear left.

Local Authority & Council Tax -

Tenure - Freehold

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



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