

Milburys

SALES LETTING MANAGEMENT

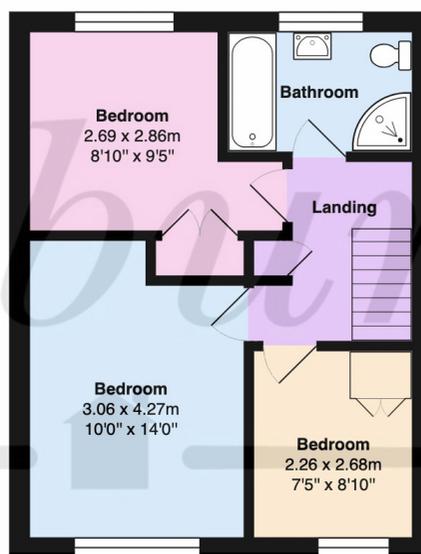


2 Piper Road, Yate, South Gloucestershire BS37 5SY

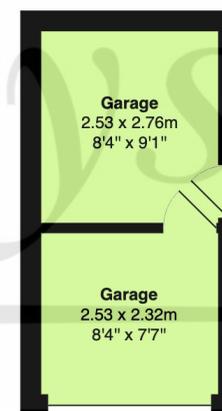
£339,950



Ground Floor
Area: 54.1 m² ... 582 ft²



First Floor
Area: 39.8 m² ... 429 ft²



Garage
Area: 13.3 m² ... 143 ft²

Total Area: 107.2 m² ... 1154 ft²

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

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An ideal location, with easy access to both Yate town centre and the shops in Chipping Sodbury High Street, this three bedroom end of terrace property is found in a popular North Yate cul-de-sac. It offers buyers a chance to purchase a lovely home with the scope and opportunity to make your own. Accommodation downstairs comprises of an entrance hall, living room and a kitchen/dining room complete with central island and doors leading into a sizeable conservatory. Upstairs are three bedrooms and a modern four piece family bathroom which has a separate shower cubicle. Other attributes include a single garage which is positioned at the end of the garden so has easy access via a pedestrian door, plus there is also an allocated parking space opposite the garage. There is also an additional parking space to the front of the house which the sellers have gravelled. A super house in a convenient North Yate 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, 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

- Three Bedroom End Of Terrace House
- Close To Yate Town Centre and Local Amenities
- Close To The Picturesque Frome Valley Walkway
- Walking Distance to Doctors and Dentist
- Living Room and Kitchen/Diner with Island
- Conservatory
- Modern Family Bathroom with Separate Shower Cubicle
- Enclosed Rear Garden
- Single Garage and Two Parking Spaces
- Council Tax Band - C - South Gloucestershire Council

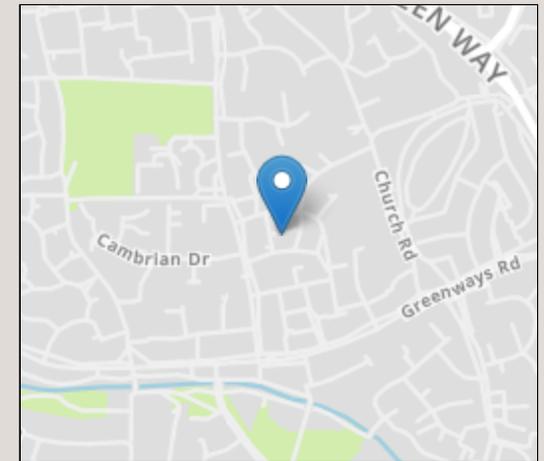
Directions

From Greenways Road turn onto Wellington Road. Take the second turning on the right onto Lancaster road where you will find Piper Road immediately on the right with number 2 just a short distance along on your left hand side.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band C

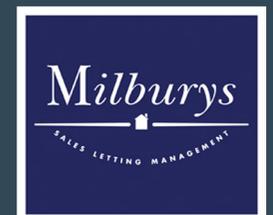
Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	76	
(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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