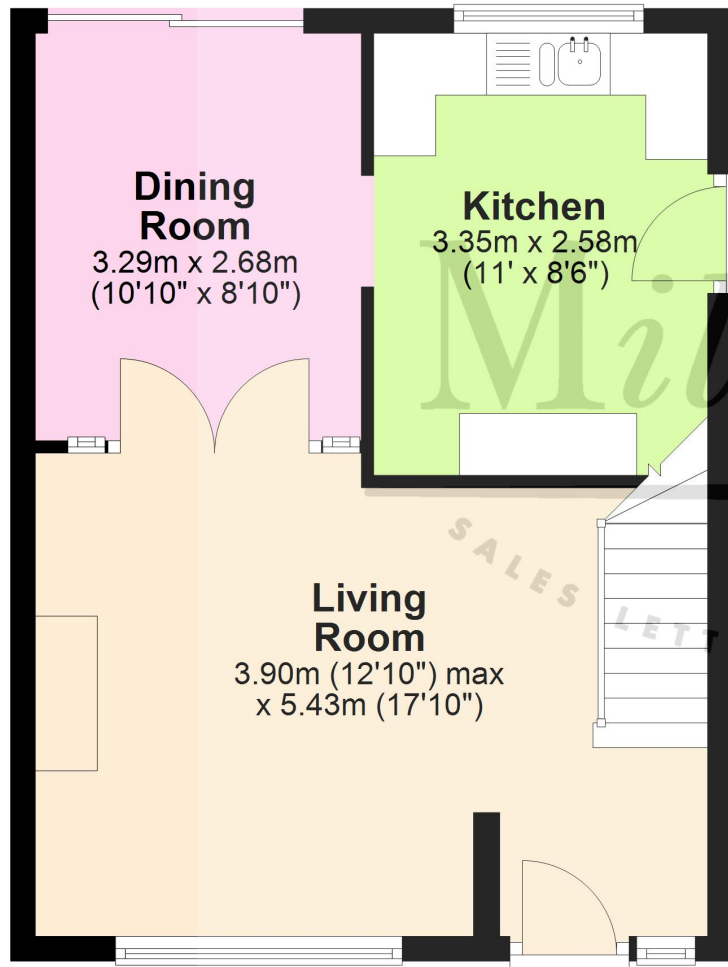




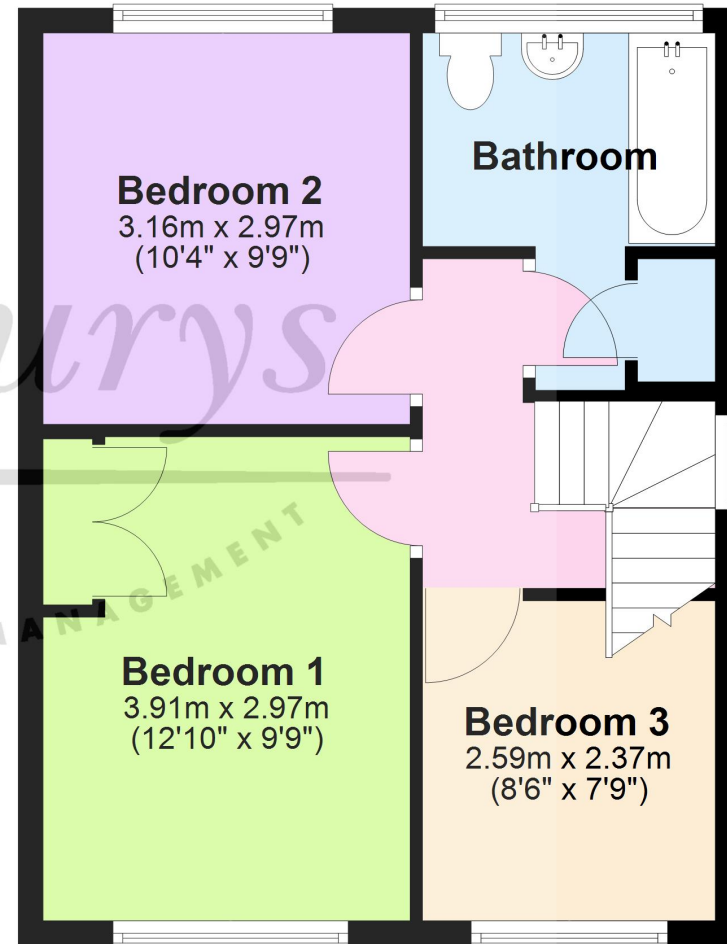
Ground Floor

Approx. 39.6 sq. metres (426.6 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



Total area: approx. 78.6 sq. metres (846.0 sq. feet)

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

52 Rectory Close, Yate, South Gloucestershire BS37 5SD

Set in popular North Yate, Rectory Close is found just alongside the 'Counties' estate which means both Yate town centre and Chipping Sodbury can be easily reached. Great for those looking for easy walking distance to both local primary and secondary schools plus the shops and amenities found in Yate. Built in the 1970s, this sizable 3 bedroom semi-detached comes with a sunny rear garden, laid to lawn and decking. Inside the property you will find a good size living room, with feature fireplace and French doors that lead into the dining room. There is also a modern kitchen with space for appliances. The first floor provides 2 double bedrooms and a single, then a family bathroom. Additional benefits include a single garage and driveway parking, gas central heating and double glazing. A great first home or investment!

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

- North Yate
- Walking Distance to Yate Town Centre
- Ideal First Home or Investment
- Semi- Detached
- 3 Bedrooms
- 2 Reception Rooms
- Gas Central Heating And Double Glazing
- Sunny Rear Garden
- Single Garage
- Council Tax Band - C - South Gloucestershire Council

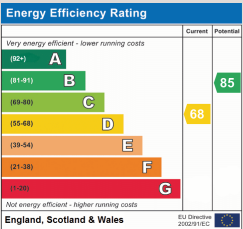
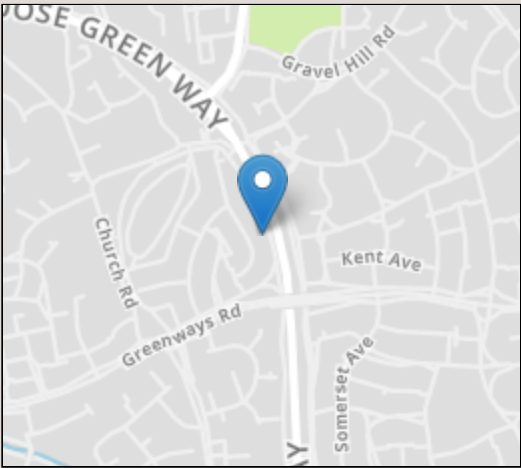
Directions

From Station Road in central Yate turn into Church Lane by the shopping centre. Go to the end, turn right at the mini-roundabout onto Greenways Road and Rectory Close is the first turning on the left. Once in the road follow straight to the end, turn right and the property is a short distance down on the 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



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