

Milburys

SALES LETTING MANAGEMENT

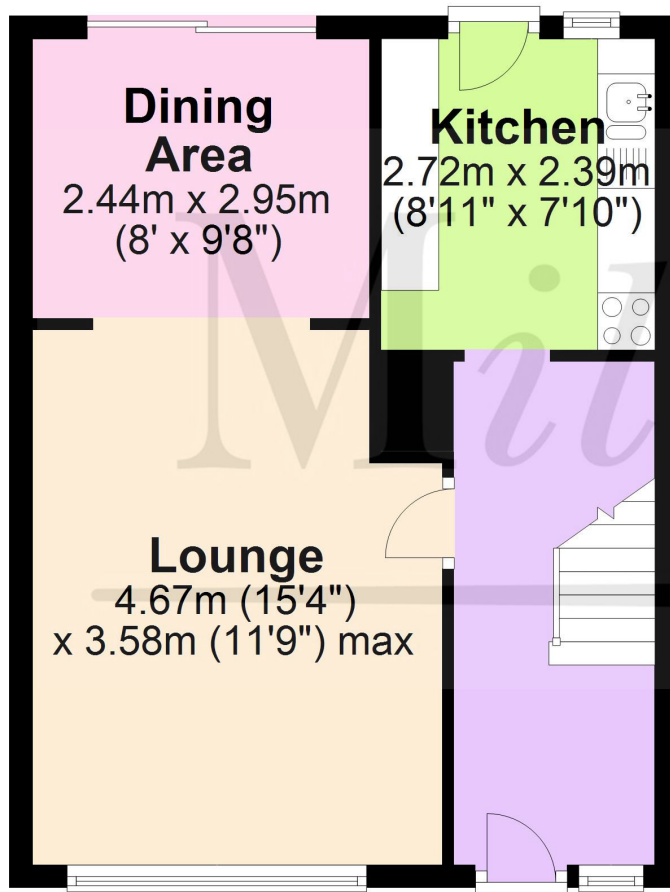


24 Prestbury, Yatel, South Gloucestershire BS37 4LB

£260,000

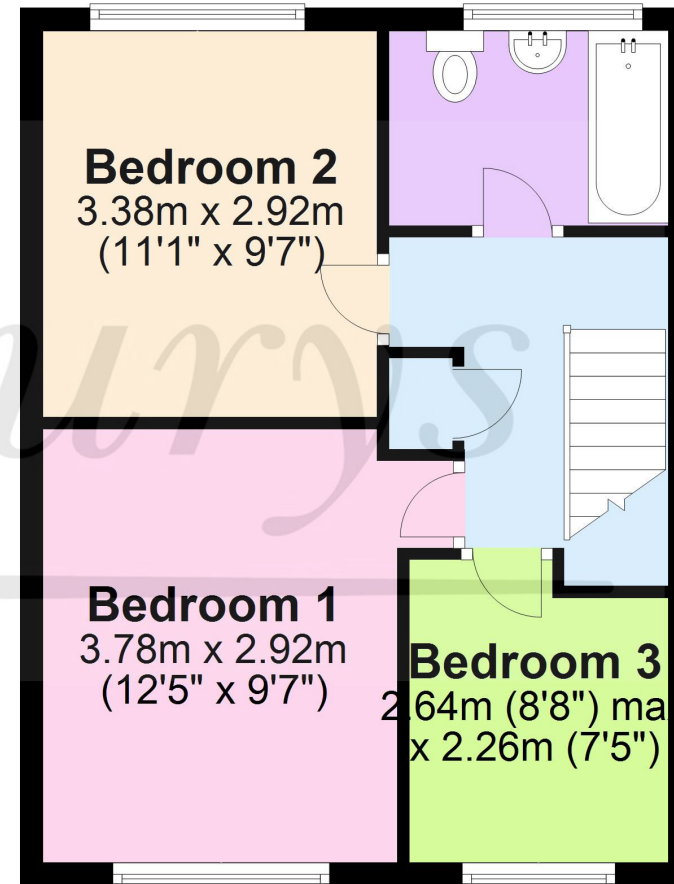
Ground Floor

Approx. 39.2 sq. metres (421.7 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.4 sq. feet)



Total area: approx. 78.9 sq. metres (849.1 sq. feet)

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

24 Prestbury, Yatel, South Gloucestershire BS37 4LB

Offered for sale with NO ONWARD CHAIN! We are pleased to present this recently redecorated three bedroom terraced home. Located in the popular South Yate area and close to the open green space of Westerleigh Common, Primary Schools and walking distance to Yate Shopping Centre. This would make a fantastic first home or investment. Neutrally decorated throughout, this home offers a large bright lounge/diner with dual aspect and patio doors out to the garden, then a part upgraded kitchen, plus good size entrance hall completes the ground floor. Upstairs provides 2 double bedrooms and a single bedroom, then a white family bathroom. The house benefits from a lovely outlook to the front with a large shared green area and mature trees. Additional benefits include gas central heating, double glazing and a single garage in a block which has had a replacement door and roof.

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

- 3 Bedroom Terraced House
- Nearby Open Green Space Of Westerleigh Common
- Neutral Decor and Bright Accommodation
- Larger Than Average Rear Garden
- Single Garage & Parking
- Lounge/Diner
- Kitchen
- Family Bathroom
- Gas Central Heating And Double Glazing
- Council Tax Band - B - South Gloucestershire Council

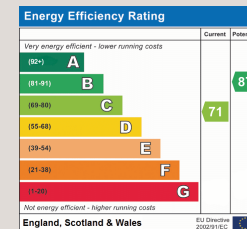
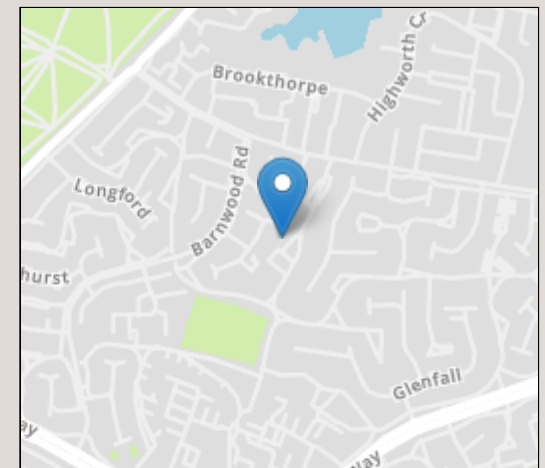
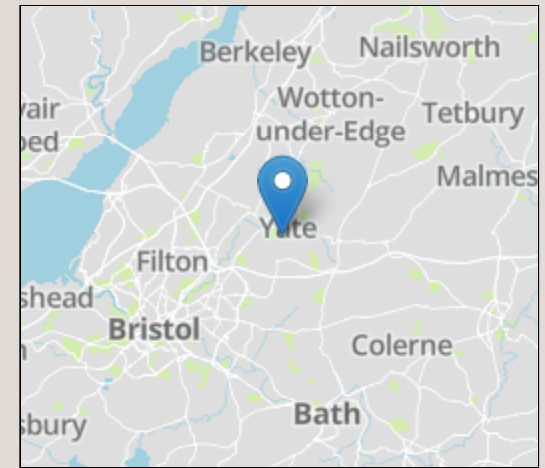
Directions

Leaving Yate town centre, continue along Scott Way and at the roundabout take the 3rd exit onto Rodford Way. Travel for circa half a mile and take the turning on your right shortly after passing Abbotswood into Barnwood Road. Follow along and Prestbury will be the 3rd turning on your right. Once in the road, follow to the left where the property will be found a short distance along on the right hand side.

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

Tenure - Freehold

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



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk





Milburys



SALES LETTING MANAGEMENT



