

Milburys

SALES LETTING MANAGEMENT

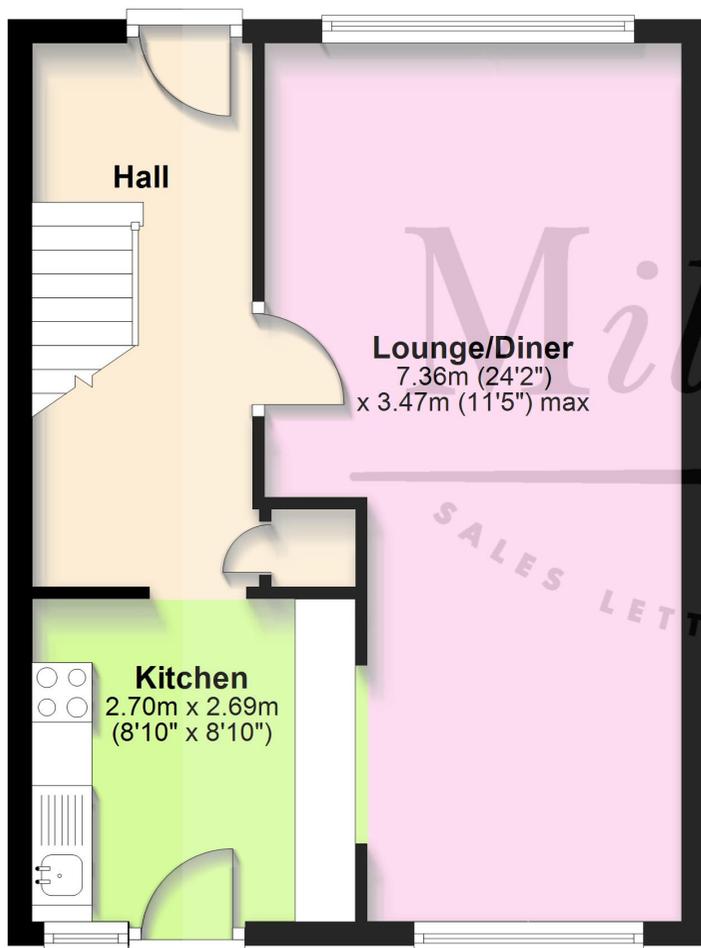


87 Woodchester, Yate, South Gloucestershire BS37 8TY

£275,000

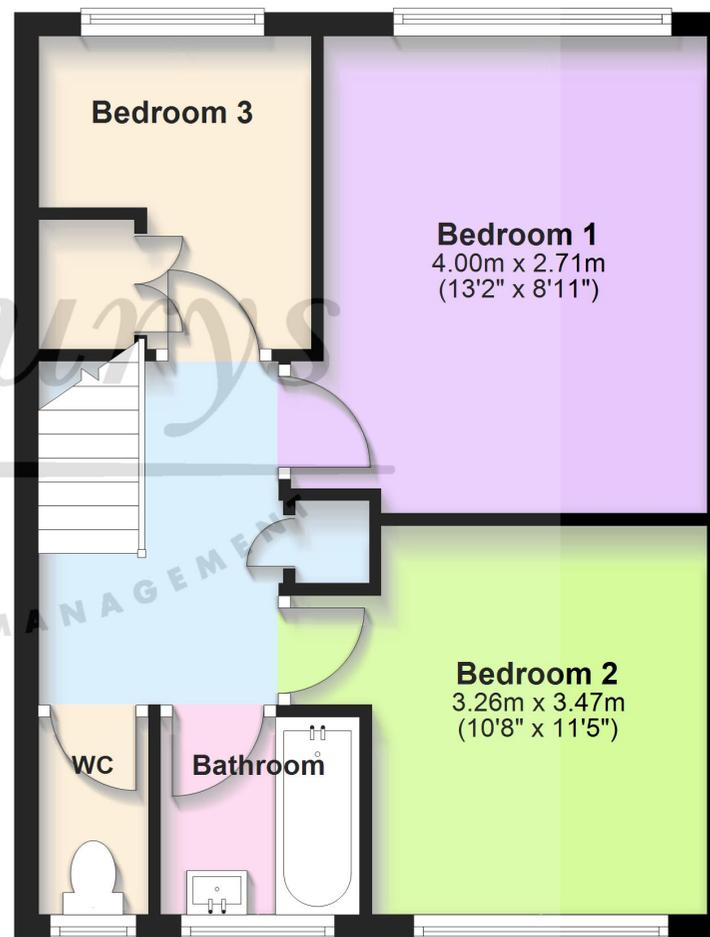
Ground Floor

Approx. 40.4 sq. metres (434.7 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.7 sq. feet)



Total area: approx. 81.3 sq. metres (875.4 sq. feet)

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

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Located in the popular South Yate area, this terrace house in Woodchester is found just off Shire Way so is an easy distance to Yate town centre, rail and travel links plus to the nearby Kingsgate Park. The property comprises of an entrance hallway which leads into a good size lounge/diner with dual aspect windows with views out to a shared green at the front. There is also a kitchen to the rear with a large opening into the dining area, so has an open sociable feel. The first floor offers 3 bedrooms (two doubles and a single), then you will find a bathroom and a separate WC. Outside there is a pretty rear garden, laid to lawn with mature planting. There is also a single garage and allocated driveway parking. To the front you will find a large open shared green and connecting walkways to Woodchester Park and neighbouring streets.

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

- Terrace House • Ideal First Home or Investment • Overlooking Open Green Space
- Walking Distance of Yate Town Centre and Chipping Sodbury High Street • 3 Bathrooms • Lounge/Diner • Front and Rear Gardens
- Single Garage & Driveway • Close to Woodchester Park and Kingsgate Park • Council Tax Band - B - South Gloucestershire Council

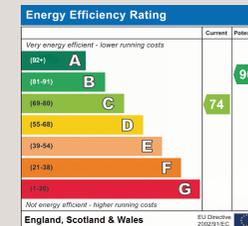
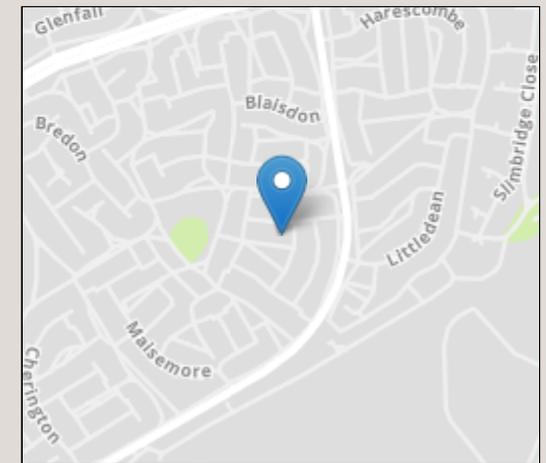
Directions

From Rodford Way turn onto Shire Way, then continue straight and take the 2nd turning on the right into Woodchester. Once in the road, drive straight and No.87 will be found on the left hand side.

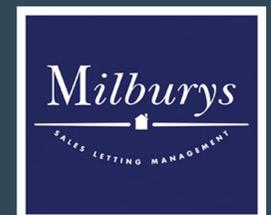
Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band B

Tenure - Freehold

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



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