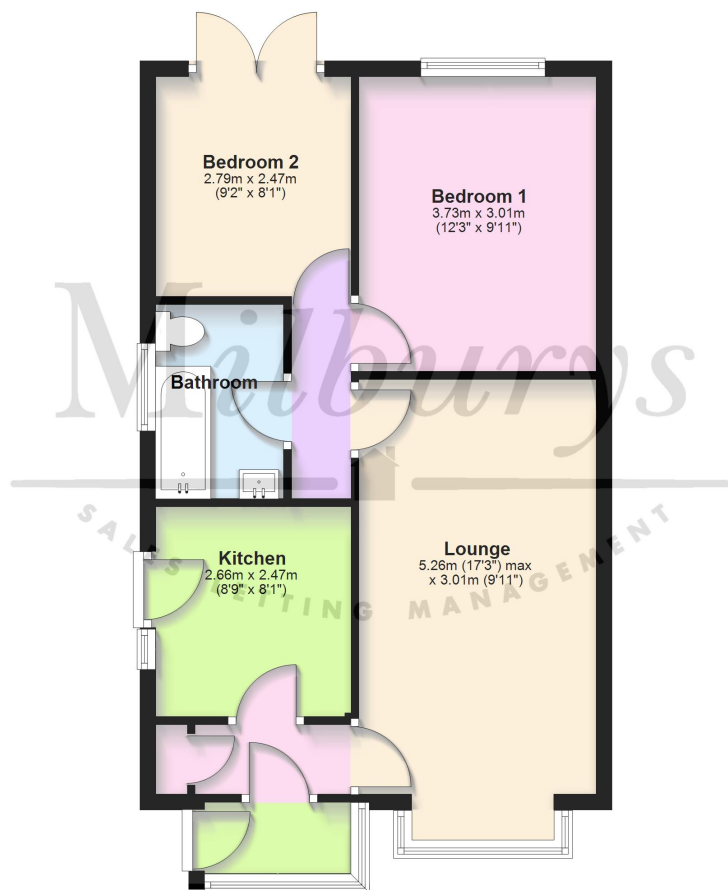




Ground Floor

Approx. 53.2 sq. metres (572.5 sq. feet)



Total area: approx. 53.2 sq. metres (572.5 sq. feet)

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



42 Cheshire Close, Yate, South Gloucestershire BS37 5TH

Set in North Yate, Cheshire Close has a lovely central location for those wanting to walk into Yate Town Centre where there is a full selection of shops and amenities. This semi-detached bungalow is available for purchase with NO ONWARD CHAIN! The property comprises of a handy entrance porch, then an inner hallway (with a built-in storage cupboard). From here you will find a neutral white kitchen, then a good size living room with a bay window to the front making it nice and light. Then to the rear of the property there are two bedrooms and a modern bathroom. Double doors lead from bedroom two (which also makes a good dining room or second reception if wanted) onto the rear garden. Outside the bungalow benefits from a large driveway so has ample parking, plus there is a single garage. The garden is quite private and is laid to lawn and patio. Please be advised that the estate agent, or a person connected with Milburys, has a personal interest in the property for sale. This disclosure is made in accordance with the Estate Agents (Undesirable Practices) Order 1991 and the Estate Agents Act 1979.

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

- NO ONWARD CHAIN • Two Bedrooms • Popular North Yate Location, Close to Frome Valley Walk and St Marys
- Semi- Detached Bungalow • Ample Driveway Parking • Single Garage • Enclosed Rear Garden • Gas Central Heating
- Walking Distance of Yate Town Centre and Train Station • Council Tax Band C - South Gloucestershire Council

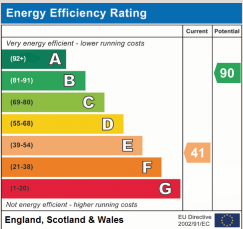
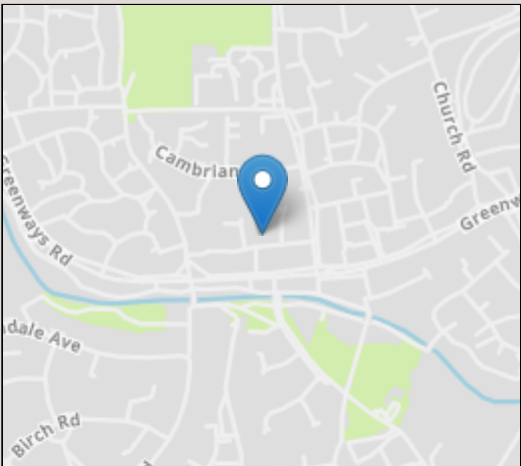
Directions

Travelling along Greenways Road in North Yate, turn onto Wellington Road and then take the first turning on your left into Cheshire Close. Number 42 will shortly be found on the right 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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