



Milburys
SALES LETTING MANAGEMENT

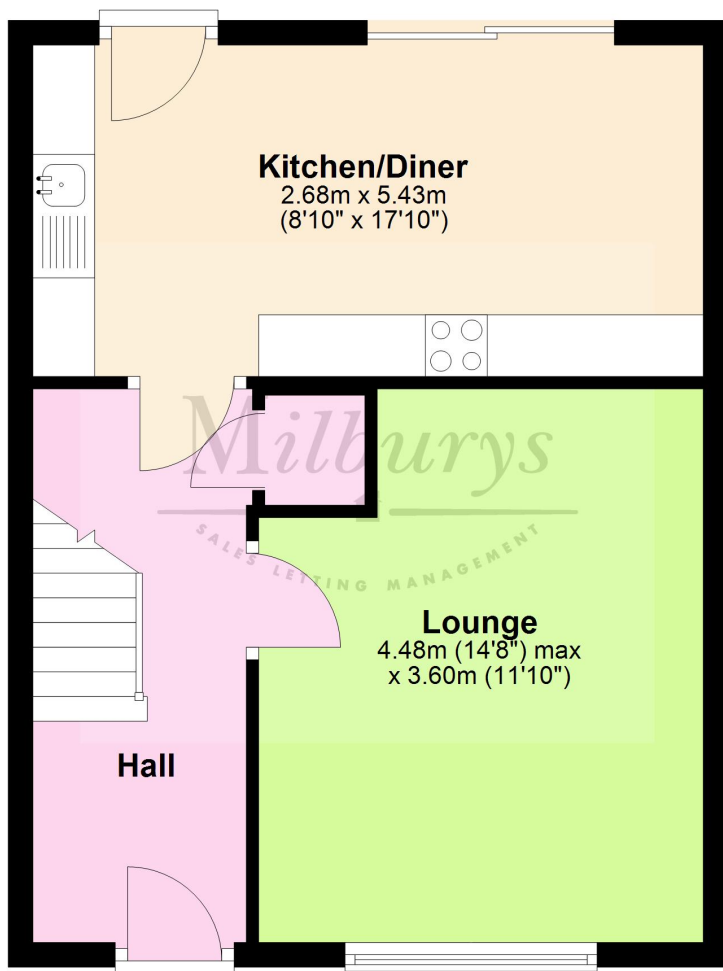


53 Glenfall, Yate, South Gloucestershire BS37 4LY

£289,950

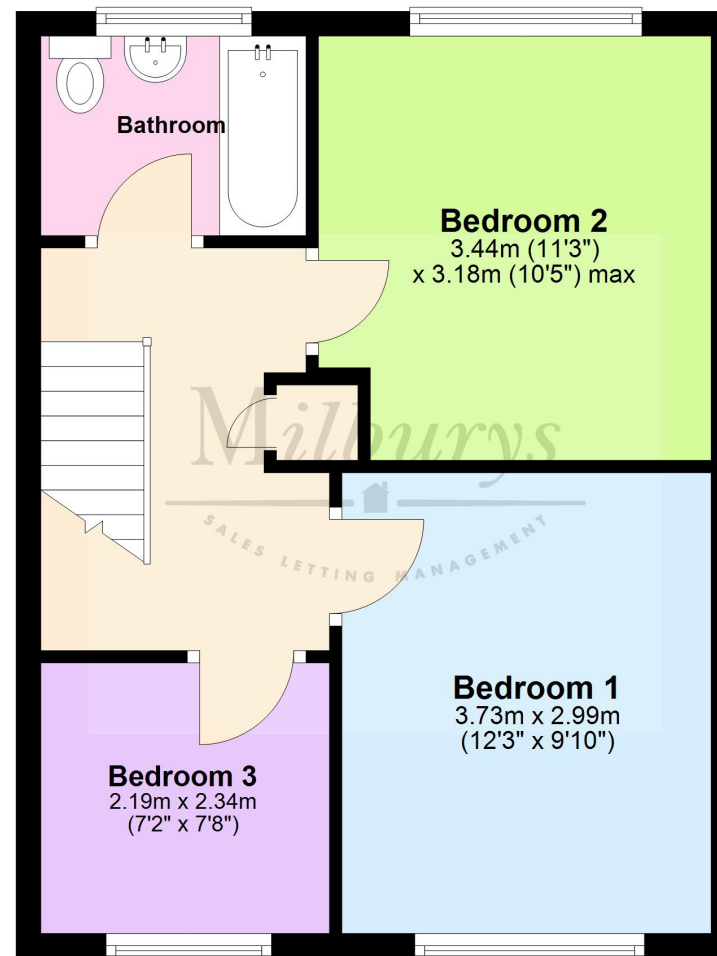
Ground Floor

Approx. 39.4 sq. metres (424.5 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.5 sq. feet)



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

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

53 Glenfall, Yate, South Gloucestershire BS37 4LY

Set just off Rodford Way in South Yate, this well presented terrace would make an amazing first property or family home alike. Walking distance to several primary schools, the property is also only a short stroll from Yate Shopping Centre, public footpaths that lead to the lovely Wapley Nature Reserve plus to the nearby open spaces in Kingsgate Park. This pleasant property comes with an entrance hall, cosy lounge, then a good size kitchen/diner - with modern units - which has a nice open room feel. The kitchen overlooks the rear garden and has access to it via patio doors. On the first floor you will find 3 bedrooms (2 doubles and a single) plus a modern family bathroom. Externally, the front of the property overlooks a shared green area, then to the rear you will find a low maintenance garden which is laid to patio. There is also a single garage and off street parking.

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, a refurbished leisure centre, retail park, 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. Nearby, the market town of Chipping Sodbury offers a wide and eclectic range of shops and established businesses plus 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 are the open green spaces on 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

- Three Bedroom Terrace Home
- Walking Distance Of Local Amenities
- Nearby Open Green Space Of Westerleigh Common, Wapley Nature Reserve and Kingsgate Park
- Close to Local Primary and Secondary Schools
- Kitchen/Diner Plus Lounge
- Modern Family Bathroom
- Enclosed Rear Garden
- Garage & Driveway Parking
- Double Glazing and Gas Central Heating
- Council Tax Band - B - South Gloucestershire Council

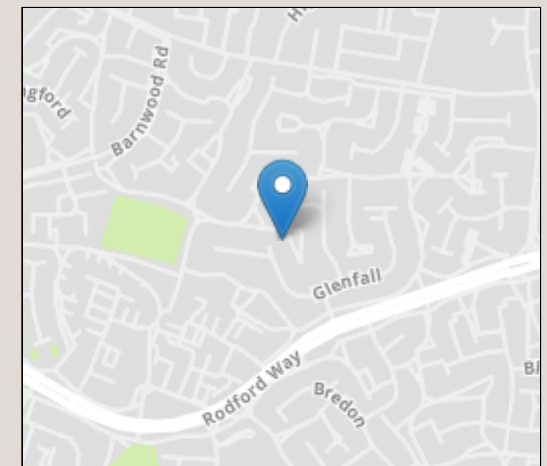
Directions

Once in South Yate, leave Rodford Way and turn onto Glenfall. Once in bear left and No.53 will be found 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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