

The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT

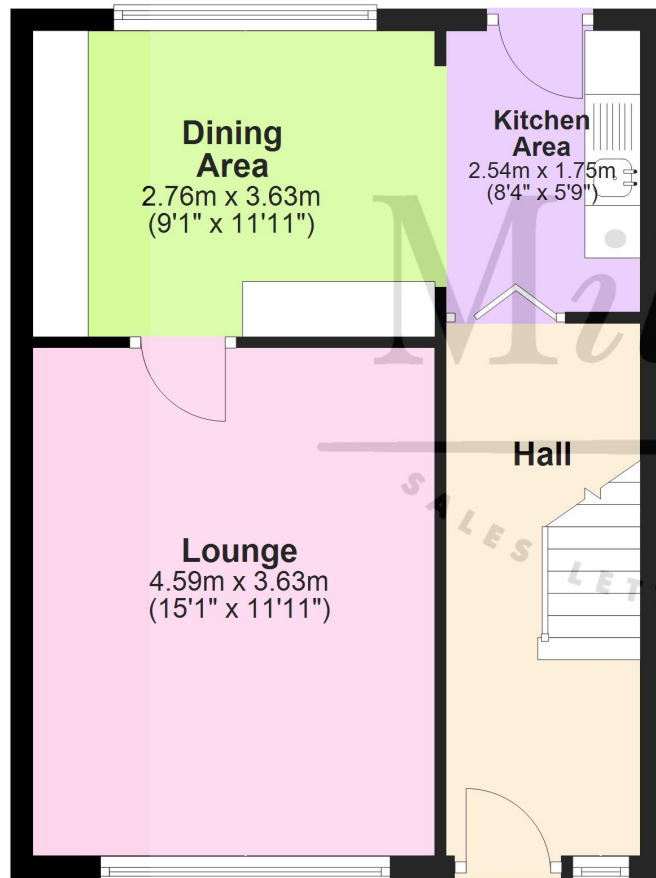


26 Sandhurst, Yate, South Gloucestershire BS37 4JQ

£250,000

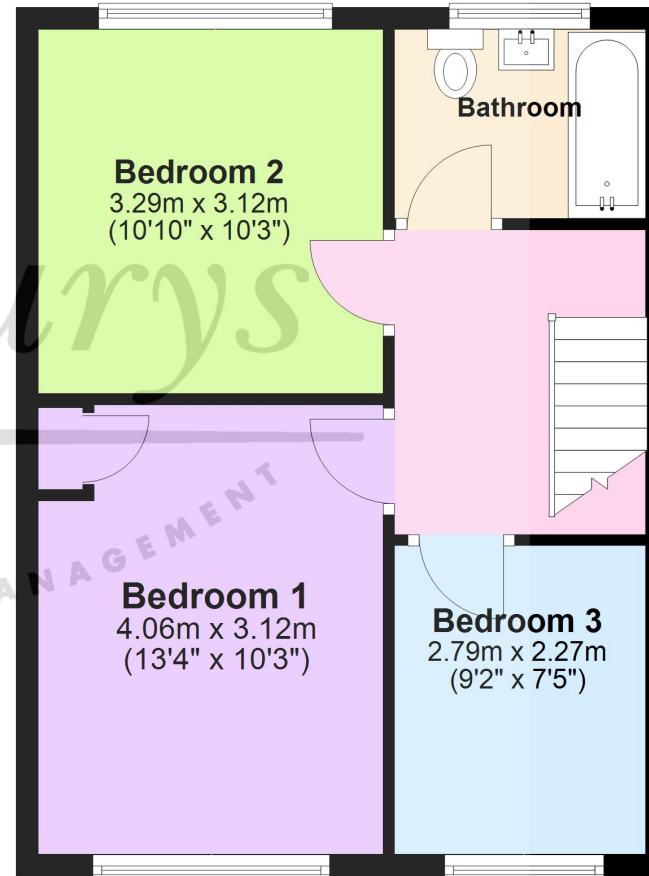
Basement

Approx. 40.9 sq. metres (439.9 sq. feet)



Ground Floor

Approx. 40.9 sq. metres (439.9 sq. feet)



Total area: approx. 81.7 sq. metres (879.8 sq. feet)

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

26 Sandhurst, Yate, South Gloucestershire BS37 4JQ

Situated in a central location, Sandhurst is a popular cul-de-sac for first time buyers, young families and people downsizing. Found just off of Barnwood Road, the estate benefits from being easy walking distance to Yate Town Centre with all the shops and transports links and to Chipping Sodbury High Street. This end-terrace property has been owned by the same family since 1988 and is now ready for new owners to make their mark on it as it would benefit from some cosmetic updating. The accommodation comprises of an entrance hallway, then a good size lounge to the front and a kitchen/dining area to the rear which has a pedestrian door which gives access out to the rear garden. The first floor comes with 3 bedrooms (2 doubles and 1 single) and a family bathroom. To the rear you will find an enclosed garden with patio, then a single garage to the side. Additional benefits include a modern gas combi boiler (circa 10 years old) and double glazing. Like many in the area this property is Leasehold with a remaining 999 year lease from November 1964, the cost is only £11.45 per annum.

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

- Three Bedroom End of Terrace House
- Kitchen/Dining Area, Separate Lounge
- Family Bathroom
- Enclosed Rear Garden and Pleasant Outlook Over Green Space
- Single Garage
- Close To Yate Town Centre and Local Amenities
- In Need of Modernisation
- Leasehold Property - Remainder of 999 Years £11.45 per annum
- Close To Local Transport Links
- Council Tax Band - B - South Gloucestershire Council

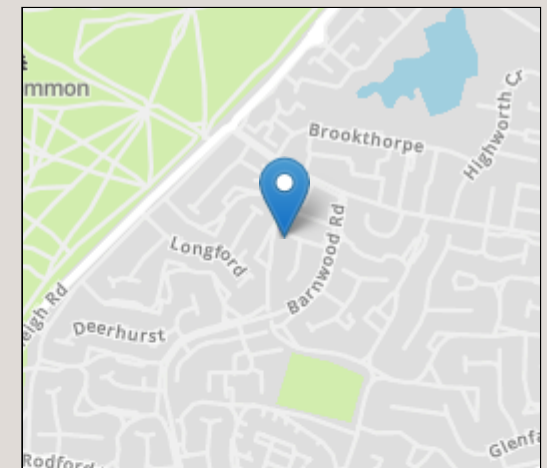
Directions

From St Briavels Drive, turn onto Barnwood Road and then take the first right turning into Sandhurst. Follow the road in and no.26 will be found directly in front of you.

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

Tenure - Leasehold

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



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