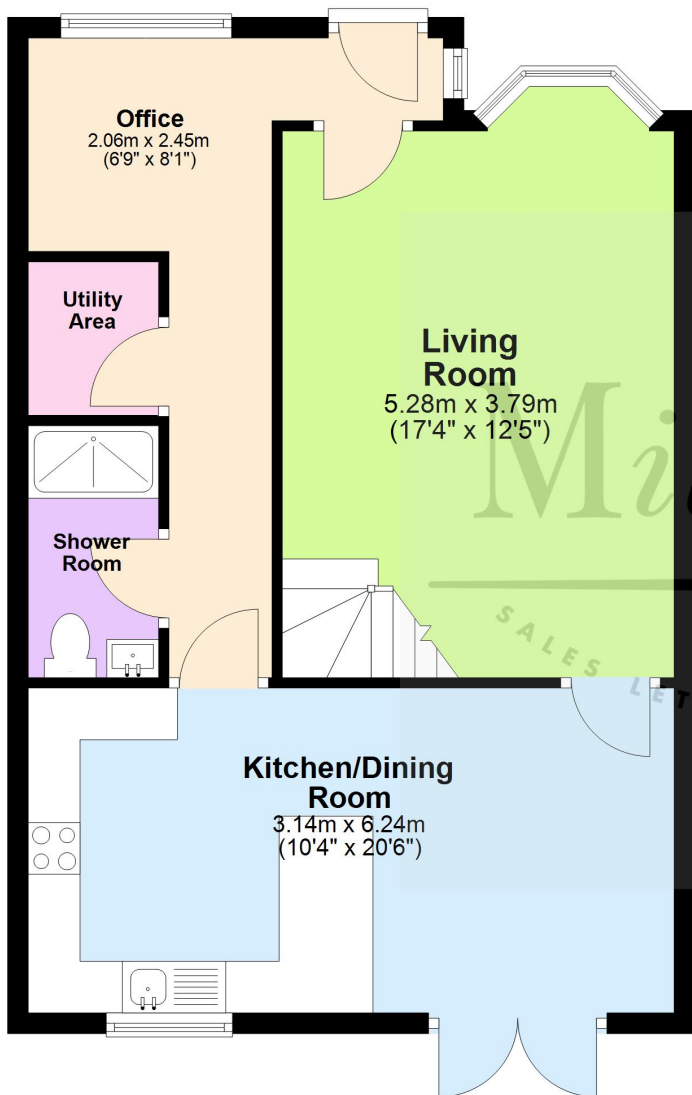




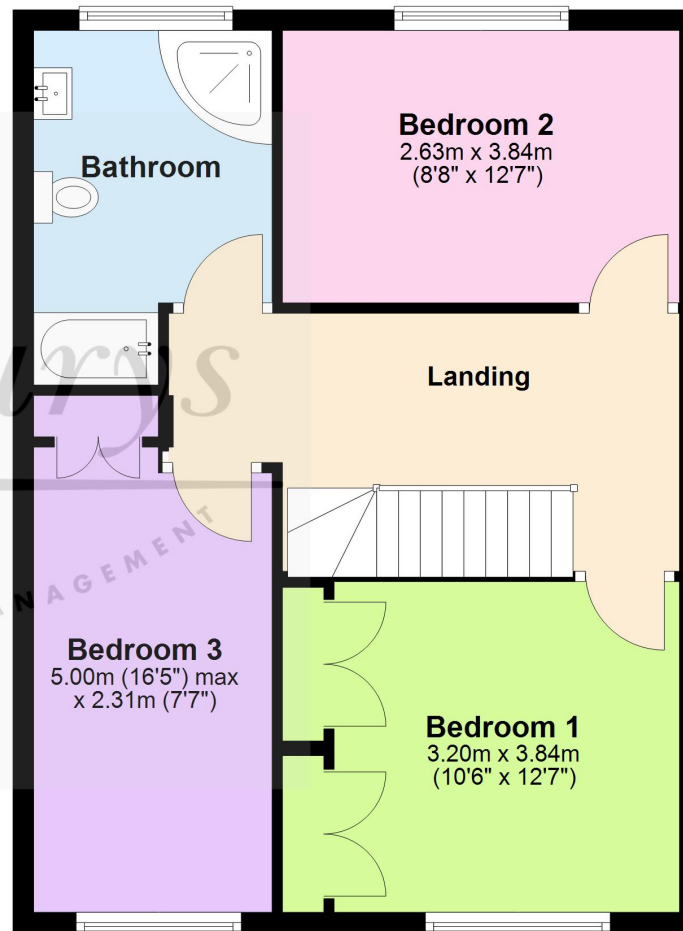
Ground Floor

Approx. 54.1 sq. metres (582.0 sq. feet)



First Floor

Approx. 53.3 sq. metres (573.3 sq. feet)



Total area: approx. 107.3 sq. metres (1155.4 sq. feet)

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

18 Slimbridge Close, Yate, South Gloucestershire BS37 8XY

Set in a cul-de-sac location, this attractive semi detached property offers far more than you realise! Benefitting a central location, you are able to walk straight into the centre of Yate within minutes, whilst also being close to Kingsgate Park. A lovely family home that is extended to now create plenty of useable living space. The ground floor now boasts a large entrance hall that the current owner use as a great office area. You will also find a sizeable living room, then a large kitchen/diner that stretches the whole width of the rear. With a peninsular unit dividing the area, you will also find there is a great space for dining with French doors that overlook the garden. In addition to this you will also find a stylish downstairs WC with walk-in shower, then a handy utility space for laundry and storage. The first floor offers great proportions, with a large central landing, storage cupboard over the stairs, then 3 equal sized double bedrooms and a family bathroom. There is a good size enclosed rear garden laid to patio and lawn, then to the front you will find a brick paved driveway to fit up to 3 cars.

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

- Extended Semi Detached Family Home
- 3 Large Double Bedrooms
- Family Bathroom and Downstairs Shower Room
- Good Size Kitchen/Diner
- Office Area and Utility Room
- Enclosed Rear Garden
- Off Road Driveway Parking for 3 Cars
- Cul De Sac Location
- Walking Distance to Yate Town Centre
- Council Tax Band - C South Gloucestershire Council

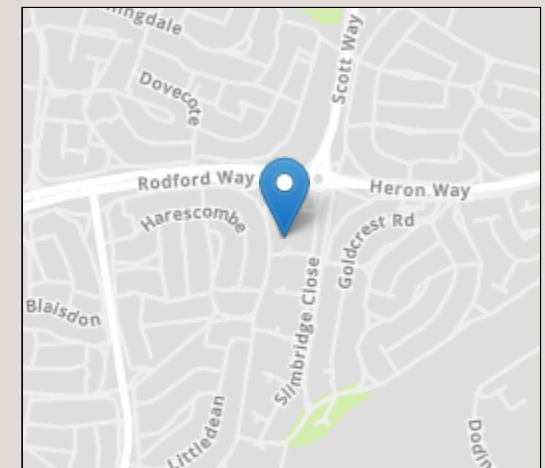
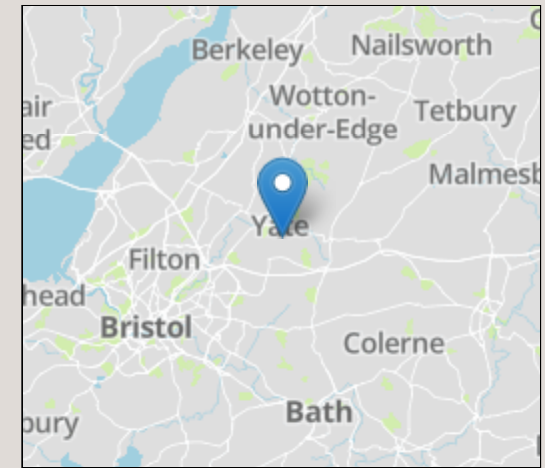
Directions

From the town centre continue along Scott Way and at the roundabout go straight over into Slimbridge Close. Number 18 can be found in the second cul-de-sac on your right.

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

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	
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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



www.milburys.co.uk

