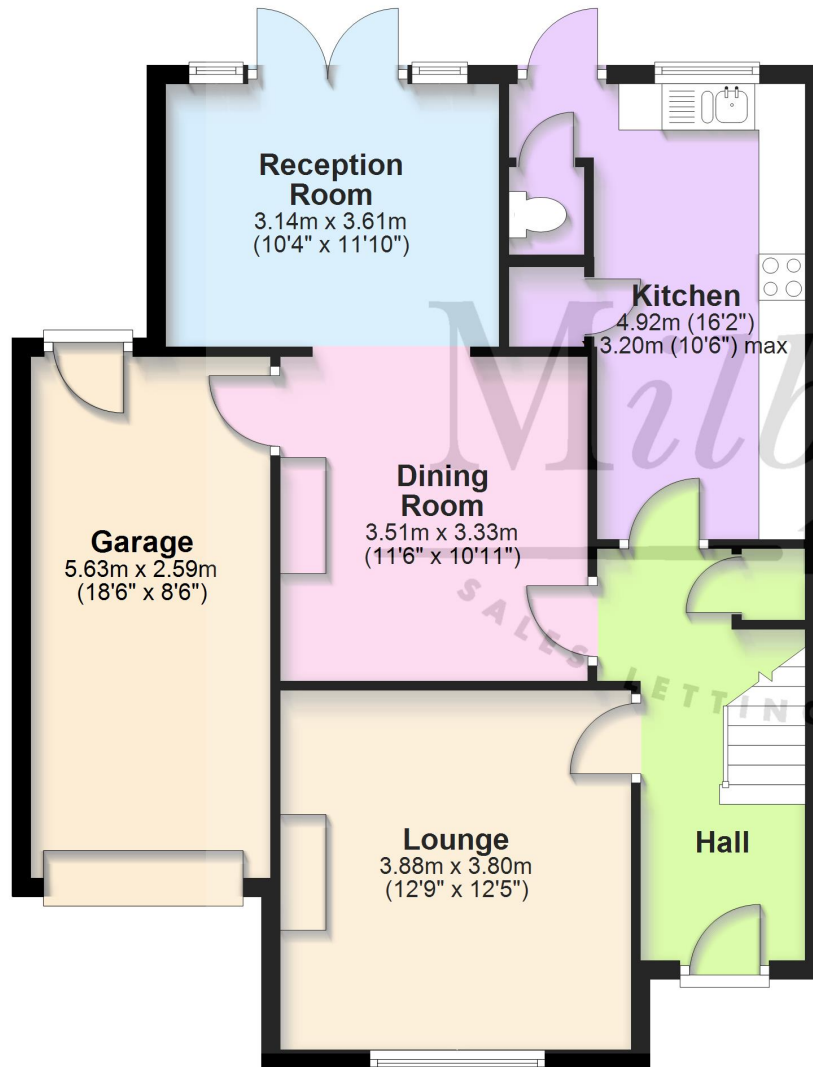




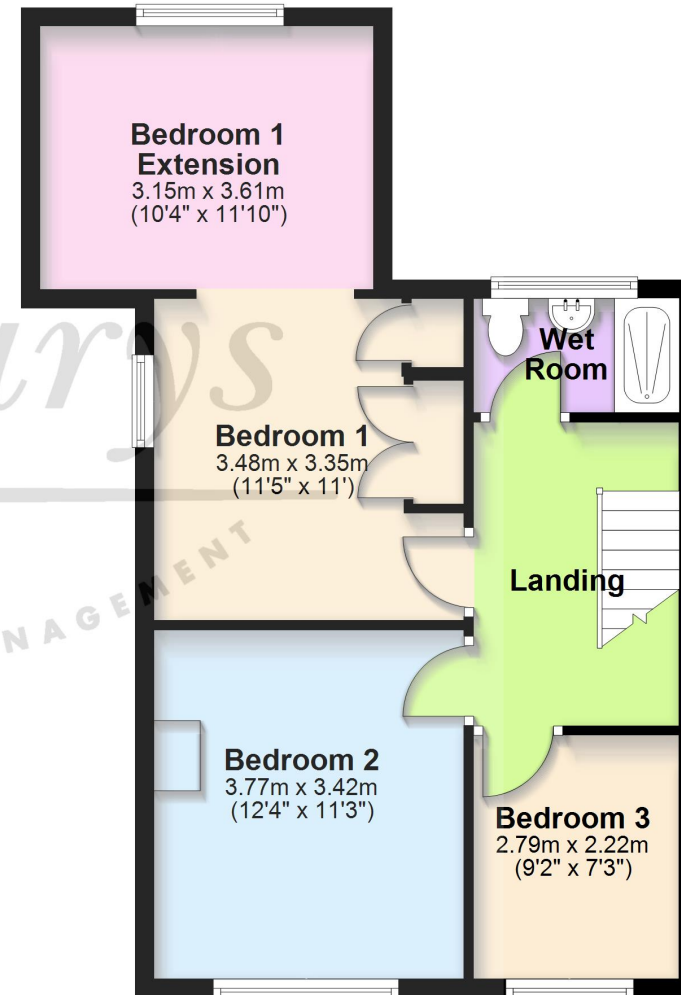
Ground Floor

Approx. 76.1 sq. metres (819.0 sq. feet)



First Floor

Approx. 52.1 sq. metres (561.0 sq. feet)



Total area: approx. 128.2 sq. metres (1380.0 sq. feet)

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

5 Melrose Avenue, Yate, South Gloucestershire BS37 7AU

Available with NO ONWARD CHAIN! We are pleased to introduce this spacious, extended family home located on the very popular 'Ridge' estate; handy for those who want easy access to the local shopping centre in Yate, Broadway Infants and The Ridge Juniors, plus its only a short stroll to Chipping Sodbury High Street. Lived in by the same family for over 50 years, this well loved home is now ready for the next owner to make their own. As you approach the house, you will find gated driveway parking and a pretty frontage, inside the house the ground floor comprises of a generous footprint with an entrance hall, light and bright front living room, a modern galley kitchen with pantry and a downstairs WC. Then a lovely formal dining area which is now extended and flows into an addition area that works as a further reception overlooking the garden. The first floor has 3 good size bedrooms, the master bedroom being extended to the rear. There is also a newly fitted modern shower room. Outside you will find a garage with power and light, plus electric roller door. Then a fantastic rear garden, treelined with mature planting, sectioned into a lawned area, patio area and a large growing area at the back.

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! • Central Location Close To Yate Town Centre and Chipping Sodbury High Street
- Extended Semi Detached Home • 3 Reception Rooms • 3/4 Bedrooms • Brand New Bathroom • Downstairs WC
- Large Mature Rear Garden • Garage and Driveway Parking • Council Tax - Band C - South Gloucestershire Council

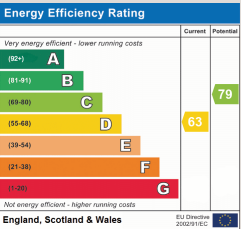
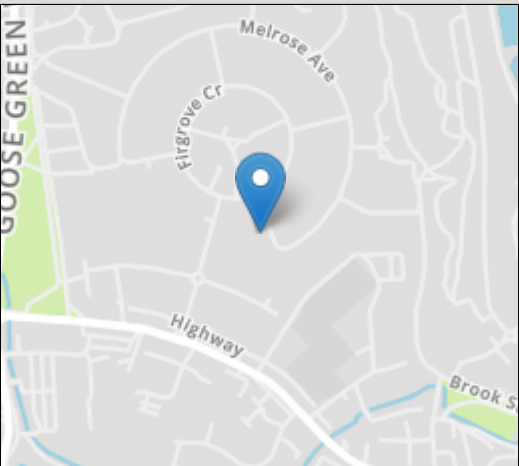
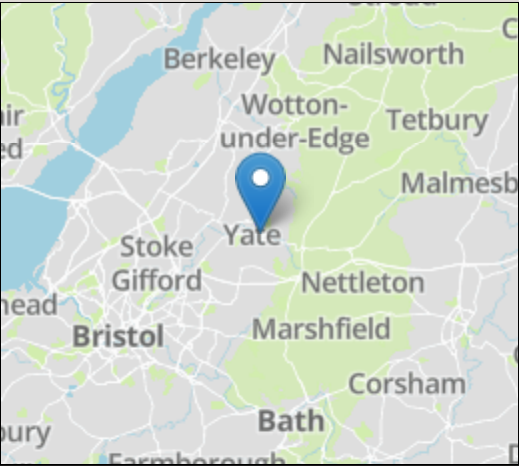
Directions

From Chipping Sodbury High Street head to Yate and turn right at the traffic lights onto Broadway ('The Ridge'). Continue across the mini roundabout until you reach the shops, turn right and then take the first right again where number 5 is found a short distance along 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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