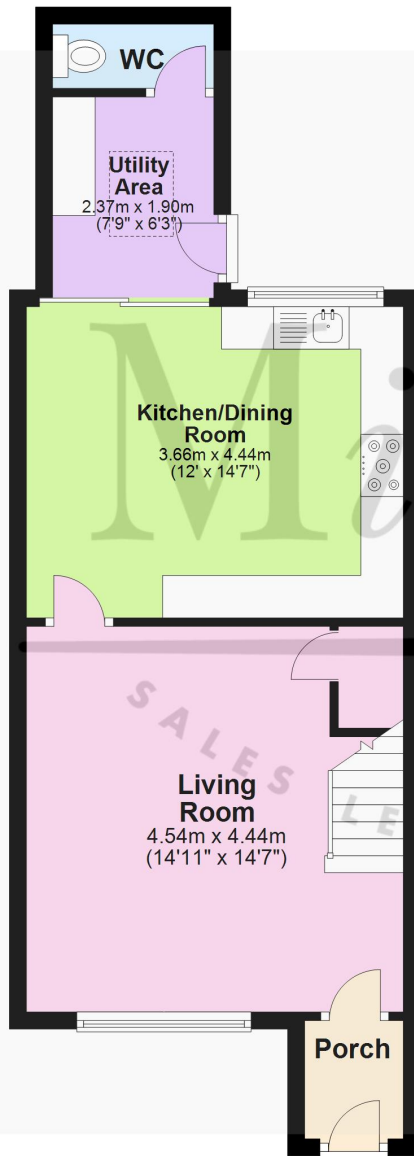




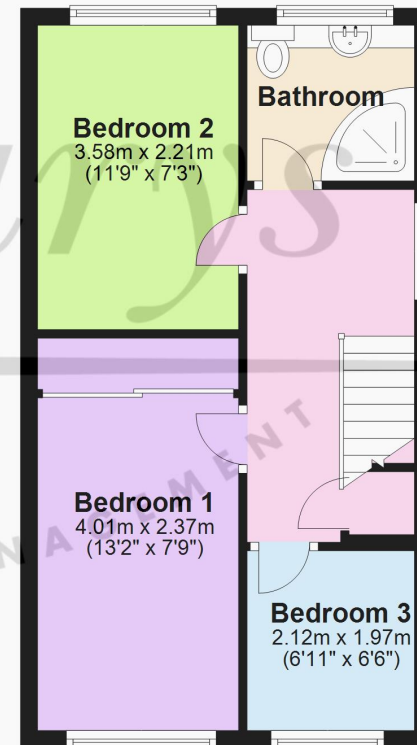
Ground Floor

Approx. 44.9 sq. metres (482.9 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.2 sq. feet)



Total area: approx. 81.4 sq. metres (876.1 sq. feet)

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

45 Slimbridge Close, Yate, South Gloucestershire BS37 8XY

We are delighted to offer this lovely 3 bedroom end terrace property situated in a popular cul-de-sac location. An ideal first home or perfect for those looking to downsize, this well presented home has the added benefit of a ground floor extension that has a utility room plus a downstairs WC. Moving through the property you will find an entrance porch and a bright and inviting lounge, plus it has a modern fitted kitchen/diner with range style cooker and space for all appliances. The first floor provides a modern family bathroom, then 3 bedrooms - 2 double bedrooms and a single. Outside the house sits on a nice size plot with ample parking, plus the potential to extend the property as have some of the neighbouring properties (subject to planning). There is a large driveway with parking for several vehicles, then to the rear you will find a pleasant garden laid to lawn and patio. Situated in a quiet and popular cul-de-sac, yet just minutes drive from Yate Town Centre it is only a short walk across Scott Way where you then find yourself in the pretty Kingsgate Park with its open green spaces, scenic walks and pond. The property also benefits from gas central heating and double glazing.

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

- Ideal First Home.
- Popular Cul-de-Sac Location.
- Extended to the rear
- 3 Bedrooms
- Downstairs Cloakroom
- Utility Room
- Low Maintenance Rear Garden
- Driveway Parking for Several Cars
- Council Tax Band - C South Gloucestershire Council

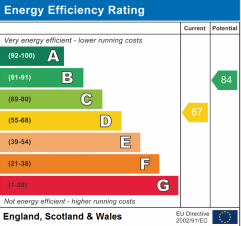
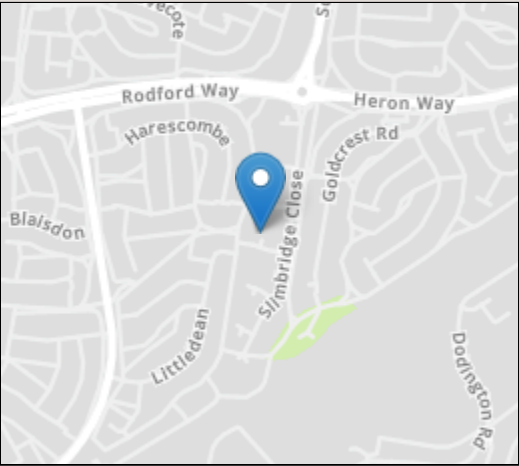
Directions

From Yate Town Centre, head onto Scott Way. Follow to the end and when you reach the roundabout, take the 2nd exit (straight over) onto Slimbridge Close where number 45 can be found in the 3rd cul-de-sac on the right.

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

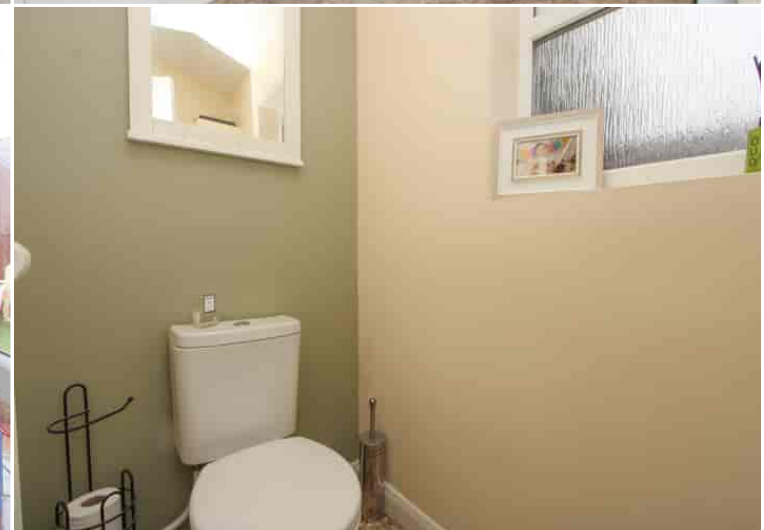
Tenure - Freehold

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



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