

Milburys

SALES LETTING MANAGEMENT

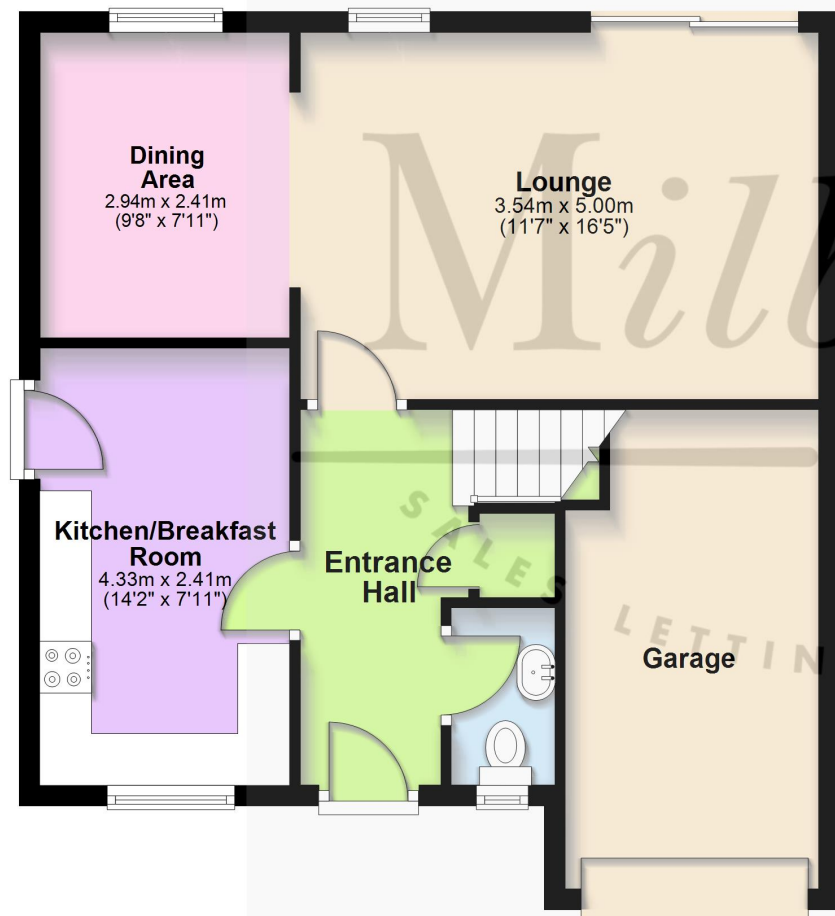


9 The Knapp, Yate, South Gloucestershire BS37 7YB

£450,000

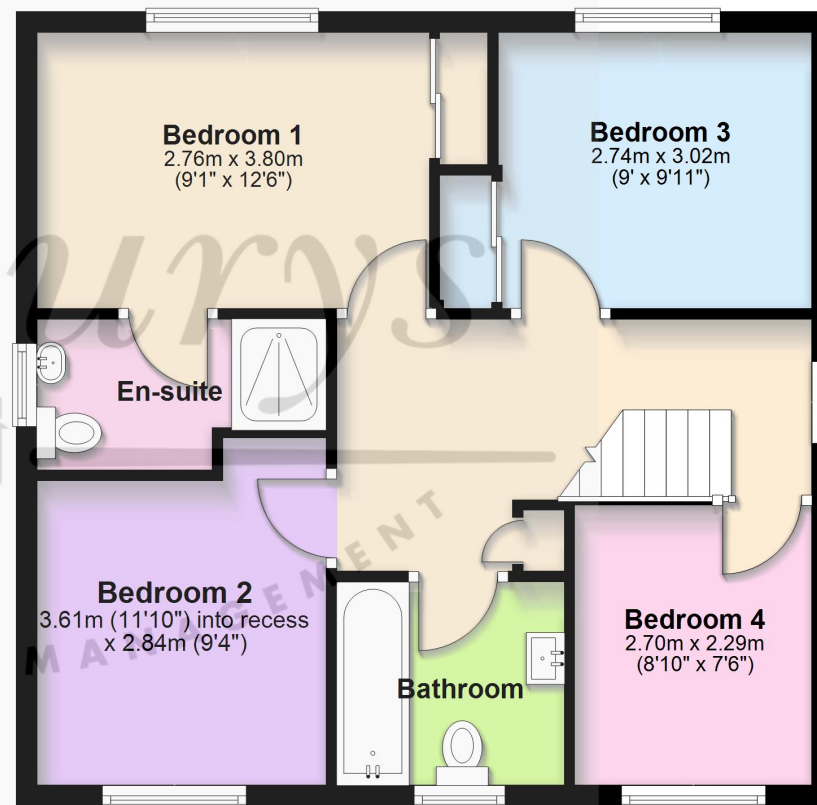
Ground Floor

Approx. 57.0 sq. metres (613.1 sq. feet)



First Floor

Approx. 54.6 sq. metres (587.3 sq. feet)



Total area: approx. 111.5 sq. metres (1200.3 sq. feet)

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

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AVAILABLE WITH NO ONWARD CHAIN! A great opportunity to make your own mark on this good size detached property which is situated in an enviable spot, directly opposite the Brimsham Park Lakes! This tucked away location is just meters from a small pathway which leads directly to the open green space which surround the lakes. The lovely view make this an ideal spot for growing families and dog walkers! The property was built in the late 1990s and is still a blank canvas that now requires some upgrading and modernisation. The plot is found at the end of a leafy secluded part of the cul-de-sac, so a nice quiet and private spot. Once inside you will find an entrance hallway, downstairs WC, a kitchen/breakfast room to the front, then a large open plan lounge and dining area across the back of the property. This leads out to a good size walled rear garden (just off of South facing) which is laid to lawn and patio. Upstairs has 4 good size bedrooms, an ensuite to the master and a family bathroom. There is an integral single garage with lights and power, plus driveway parking for 2 cars. There is also further potential to extend to the side (subject to planning) or widen the parking area.

Situation

Brimsham Park is a popular development in North Yate located 1.4 miles (approx. 3 minutes drive) north of Chipping Sodbury High Street. It is approximately 6 miles from the M4 Junction 18 and 12 miles from the centre of Bristol. Yate 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. Nearby Chipping Sodbury is just minutes drive away and offers a wide and eclectic range of shops and established businesses plus has a central Waitrose store in the centre of this pretty market town. There is a selection of both Primary and Secondary Schooling in the area of good reputation plus Chipping Sodbury offers country walks on its lovely common which neighbours the golf course and cricket club.

Property Highlights, Accommodation & Services

- NO ONWARD CHAIN !
- Requires Modernisation
- Fantastic Setting Opposite Brimsham Lakes
- Cul-De-Sac
- Detached
- 4 Bedrooms and 2 Bathrooms
- Good Size Rear Garden
- Garage & Driveway Parking
- Gas Central Heating And Double Glazing
- Council Tax Band - E

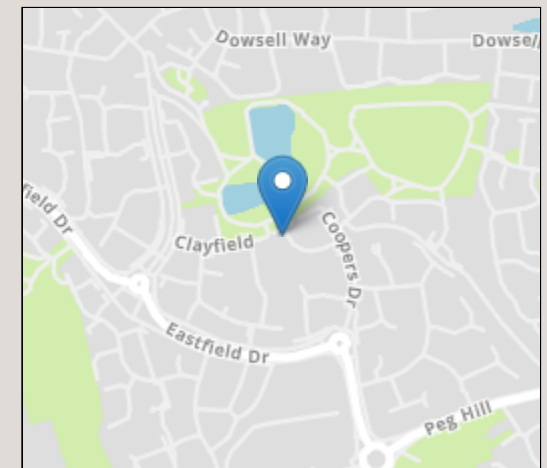
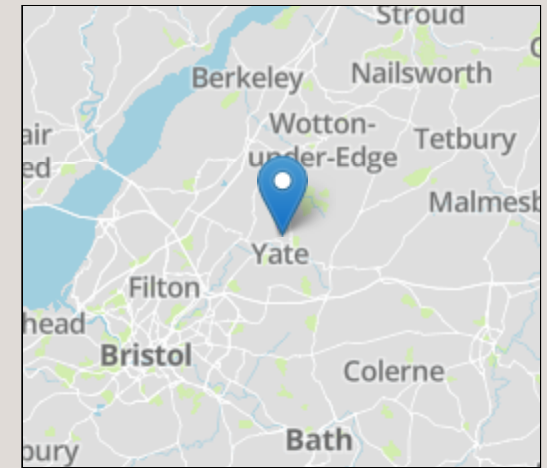
Directions

Drive into Brimsham Park and from the local shops join Eastfield Drive. At the roundabout take the second exit into Coopers Drive and the Knapp will be the 2nd turning on the left. Number 9 is in a hidden section of the cul-de-sac at the very end of the road and faces toward the lake.

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

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		64
(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	

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