

Milburys

SALES LETTING MANAGEMENT

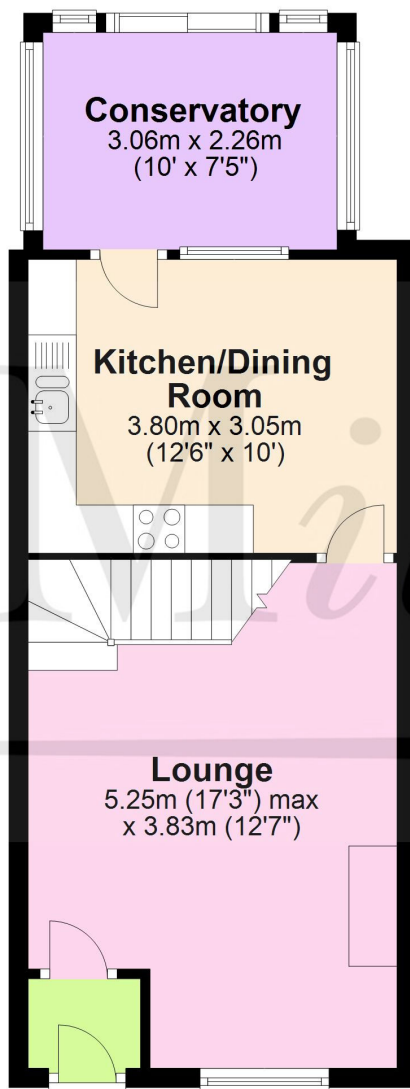


17 Slimbridge Close, Yate, South Gloucestershire BS37 8XY

£250,000

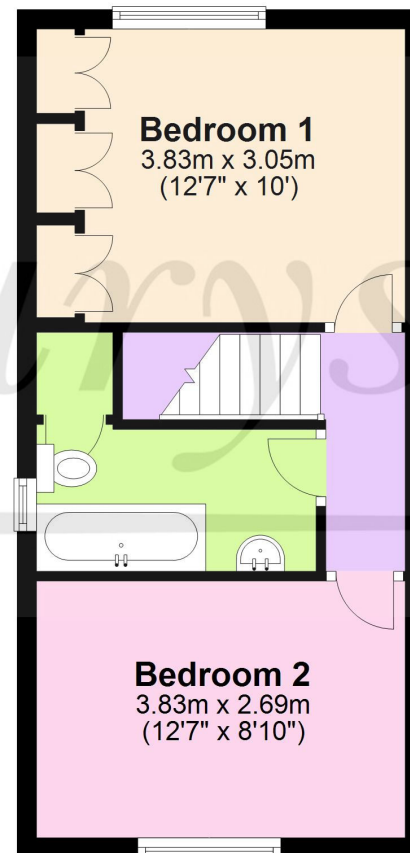
Ground Floor

Approx. 39.4 sq. metres (424.2 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.6 sq. feet)



Total area: approx. 71.6 sq. metres (770.9 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floor plan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error.

Plan produced using PlanUp.

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Located in the popular 'Slimbridge Close' development which is a smaller cul-de-sac location within a short walk to Kingsgate Park and then onto all the shops, supermarkets, cinema, coffee shops and leisure centre found in Yate. This semi-detached property has been a home to the current owners since it was built over 30 years ago and is now offered to the market with NO ONWARD CHAIN! The property itself is entered via a handy porch which leads into a light and bright lounge. Spanning the rear is the kitchen/breakfast room, which has a lovely cream kitchen and space to put a good size breakfast table. From here there is a lean-to garden room which takes in all of the lovely rear garden which is enclosed and a very good size for a two bedroom home. Both bedrooms are doubles and the family bathroom has a white suite fitted. There is also space to the side for a shed and some further storage. There is a long driveway to the front of the house providing good parking for several cars. This is a super house and would make a very happy home for the next new owner or owners!

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

- Semi Detached Home
- No Onward Chain
- Central Location Close To Yate Town Centre
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Lean-To Garden Room
- Bathroom with White Suite
- Driveway Parking
- Upvc Double Glazing, Gas Central Heating and Mains Drainage
- Council Tax Band - B - South Gloucestershire Council

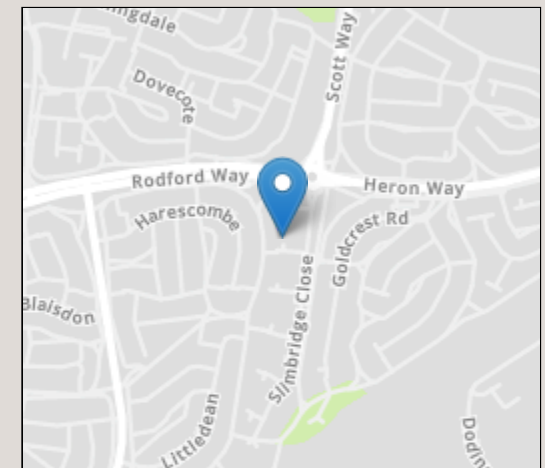
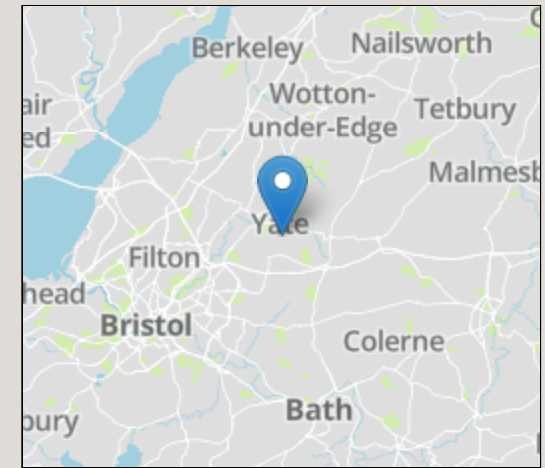
Directions

From the town centre continue along Scott Way and at the roundabout go straight over into Slimbridge Close. Number 17 can be found in the second cul-de-sac on your right.

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

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		87
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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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