

The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT

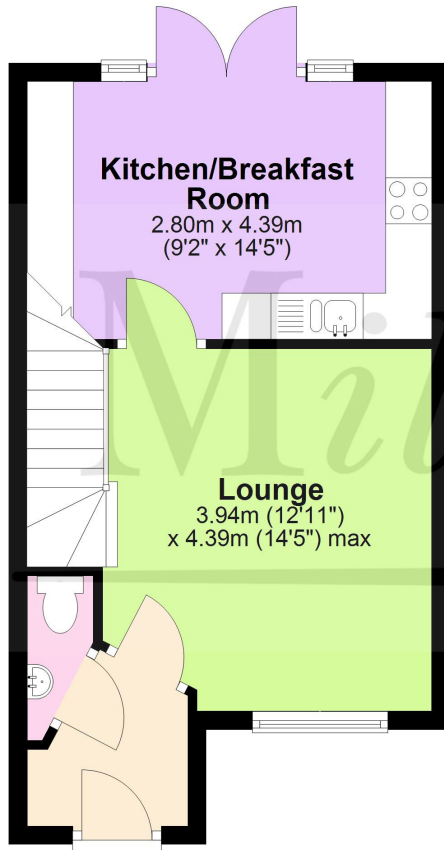


6 Buckthorn Court, Yate, Bristol, South Gloucestershire, BS37 7DG

£280,000

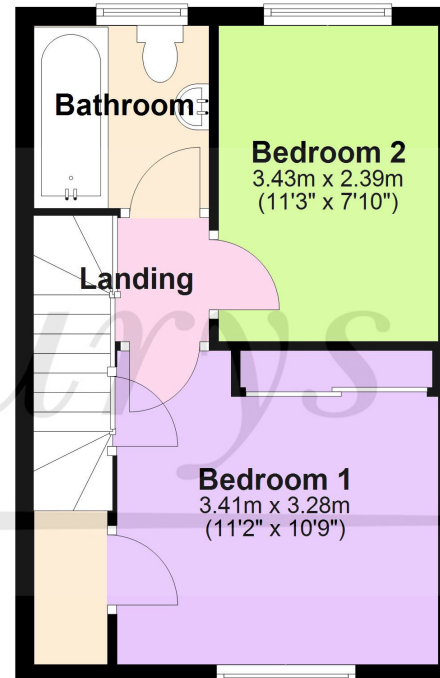
Ground Floor

Approx. 32.2 sq. metres (346.3 sq. feet)



First Floor

Approx. 30.5 sq. metres (327.9 sq. feet)



Total area: approx. 62.6 sq. metres (674.2 sq. feet)

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



6 Buckthorn Court, Yate, Bristol, South Gloucestershire BS37 7DG

This mid-terrace home was built in 2016 and has been well looked after, plus it benefits from the upgrades it had from new. Located on a modern, popular development just off from Peg Hill it has easy access to the footpath/walkway leading to Chipping Sodbury via the fields and Ridings sports grounds. Nearby there are several play areas, local shops and a public house. Inside the downstairs accommodation comprises of a cloakroom, good sized lounge and an upgraded kitchen/diner with integrated appliances and French doors to rear garden. On the first floor there are 2 bedrooms plus family bathroom. Outside has a pretty rear garden with a rear access gate and raised patio area leading from the kitchen. There are also 2 allocated parking spaces directly outside. Estate fees do apply.

Situation

Autumn Brook is an extension to the existing Brimsham Park development and is a modern suburb found in North Yate, located approximately 5.8 miles from the M4 Junction 18 and 11.3 miles from the centre of Bristol. It has a secondary school, skate park, public houses and some local shops including a Tesco Express. Central 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. From Yate there is easy access to the nearby market town of Chipping Sodbury which has an historic High Street dating back to the 12th Century. Chipping Sodbury also offers a range of shops and businesses and more recently a Waitrose store. There is a selection of both Primary and Secondary Schooling in the area of good reputation.

Property Highlights, Accommodation & Services

- Two Bedroom Terrace House
- Close To Brimsham Lakes
- Downstairs Cloakroom
- Lounge
- Kitchen/Breakfast Room With French Doors To Rear
- Modern Bathroom
- Lovely Rear Garden With Raised Patio and Rear Access
- Two Parking Spaces To The Front
- Current Owner Added Upgrades From New
- Council Tax Band - B - South Gloucestershire Council

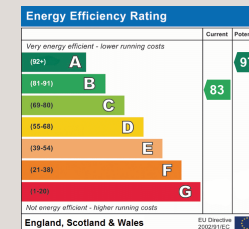
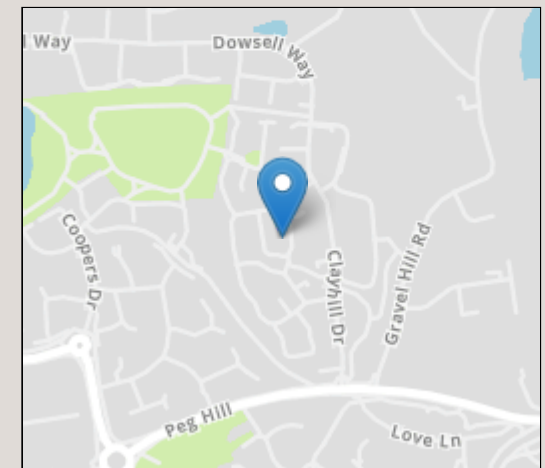
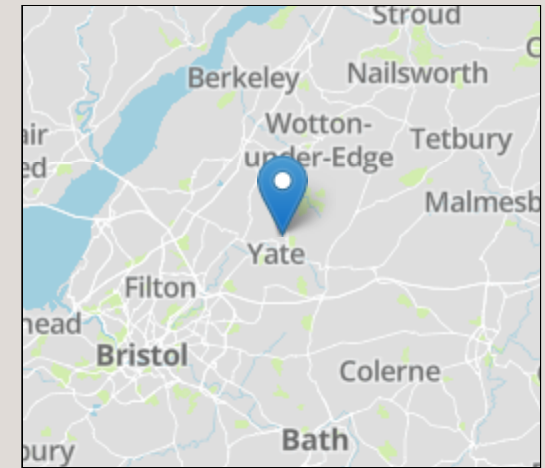
Directions

Leaving Peg Hill and joining Clayhill Drive, you continue straight until you see the third left turning on your left onto Dingley Lane. Turn in and then take the first left onto Buckthorn Court where you will find the property a short distance along on the right hand side.

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

Tenure - Freehold

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



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

