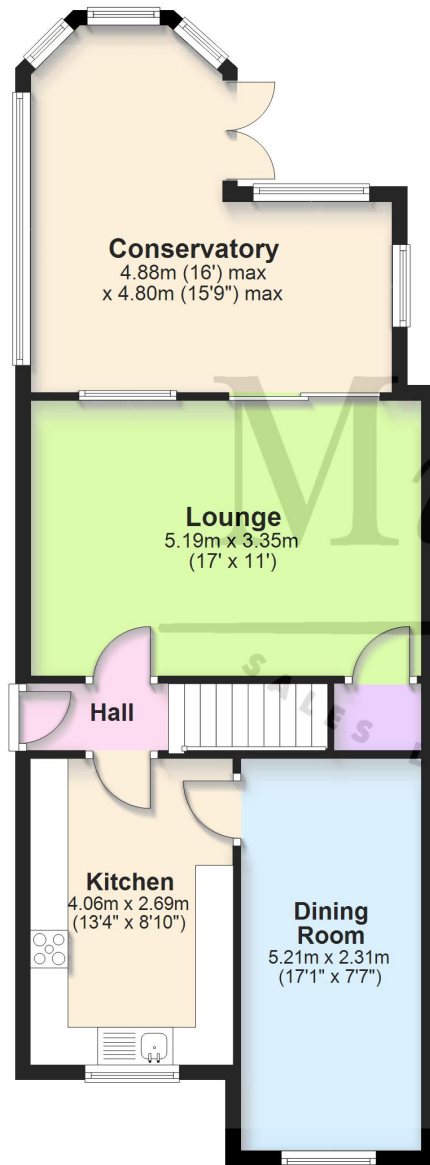




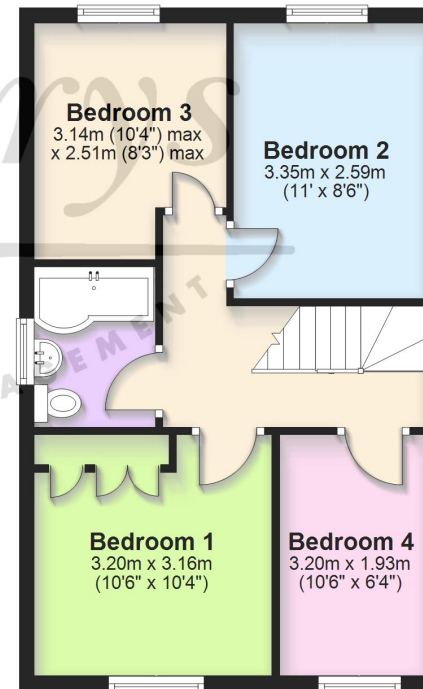
Ground Floor

Approx. 65.1 sq. metres (700.5 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.0 sq. feet)



Total area: approx. 110.1 sq. metres (1185.5 sq. feet)

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

34 Lancaster Road, Yate, South Gloucestershire BS37 5SU

Found in a popular cul-de-sac in North Yate, this four bedroom home has also had additional living space added to it as the garage has been converted into a second lounge / reception plus there is a large conservatory overlooking the rear. The main reception/lounge is also of a comfortable size and has a gas flame effect fireplace. There is also a modern kitchen of good size which faces the front of the property, a family bathroom, two double bedrooms and two good size singles. At the rear, there is a small easy to maintain garden which is fully enclosed with a patio area and small lawn. To the front there is an attractive brick paved driveway which will accommodate several cars (please note the dropped kerb is one car width only). The property also has gas central heating and double glazing and the seller is committed to breaking the chain.

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

- Spacious 4 Bedroom Family Home!
- Semi Detached Property In A Cul-de-Sac Position
- No Onward Chain.
- Easy Access to Local Shops, Yate Centre, Schools and Open Green Areas
- Two Good Size Receptions (Dining Room formerly the Garage) PLUS Large Conservatory
- Modernised Kitchen and Bathroom
- Gas Central heating and Double Glazing
- Enclosed Rear Garden with Patio Area and Small Lawn
- Brick Paved Driveway
- Council Tax Band C - South Gloucestershire Council

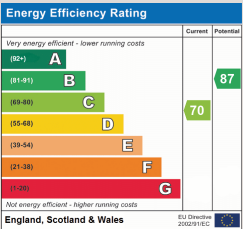
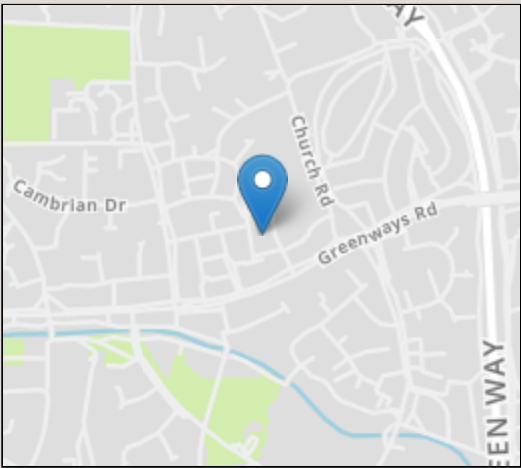
Directions

From Greenways Road in North Yate turn into Wellington Road and after a short distance turn right into Lancaster Road. Follow till the end then bear right where the property will be found just a short distance along on your left.

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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