



**COUNTRY**  
PROPERTY



**61 Glenfall**

Yate

**£210,000**



# 61 Glenfall

Yate, BS37 4LY

Fantastic opportunity in this nicely proportioned 2 bedroom terraced home, located a 15 minute walk through the park from the centre of Yate. Something of a blank canvas, the property has plenty of scope for the new owner to make it their own and build value.

Outside, the 2 bedroom property has front and rear gardens, being West facing at the rear. It's single garage sits in a block nearby and there is off road parking in front of it. With the benefit of gas central heating and double glazed windows, the interior accommodation is laid out as follows:- kitchen dining room, lounge, porch, two bedrooms and bathroom. Good properties such as this are certain to be popular with investor buyers, or for those taking an exciting first step on the housing ladder.

- Two Bedroom Terrace
- Lounge
- Kitchen/Dining Room
- UPVC Double Glazing
- Gas Central Heating
- Garage in Block with Off Street Parking
- Energy Efficiency Rating D





# Yate

Major corporate investment in Yate has transformed the Shopping Centre into an important business centre with a big Tesco Extra, M&S food, cinema, restaurants, full range of shops, leisure centre, primary and secondary schools, NHS walk-in centre/surgery, and library. Yate Shopping Centre is just a 3 minute drive from the property which has plenty of free parking. The old market town of Chipping Sodbury (under 2 miles) has further artisan shops, Waitrose, award winning butchers and bakers, and many cafes, restaurants and pubs. Bristol and Bath are within about 12 miles, M4 J18 Tormarton - 6 miles, M5 J14 Falfield - 7 miles. Yate Rail Terminal.

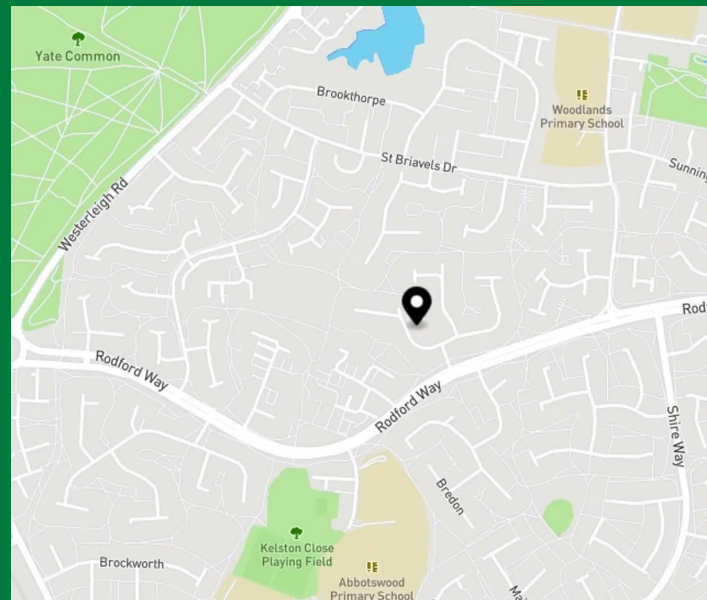
Fantastic opportunity to own a spacious 2-bed terraced home near Yate centre. The property has potential for customisation, front and rear gardens, a garage, and off-road parking. Ideal for investors or first-time buyers.

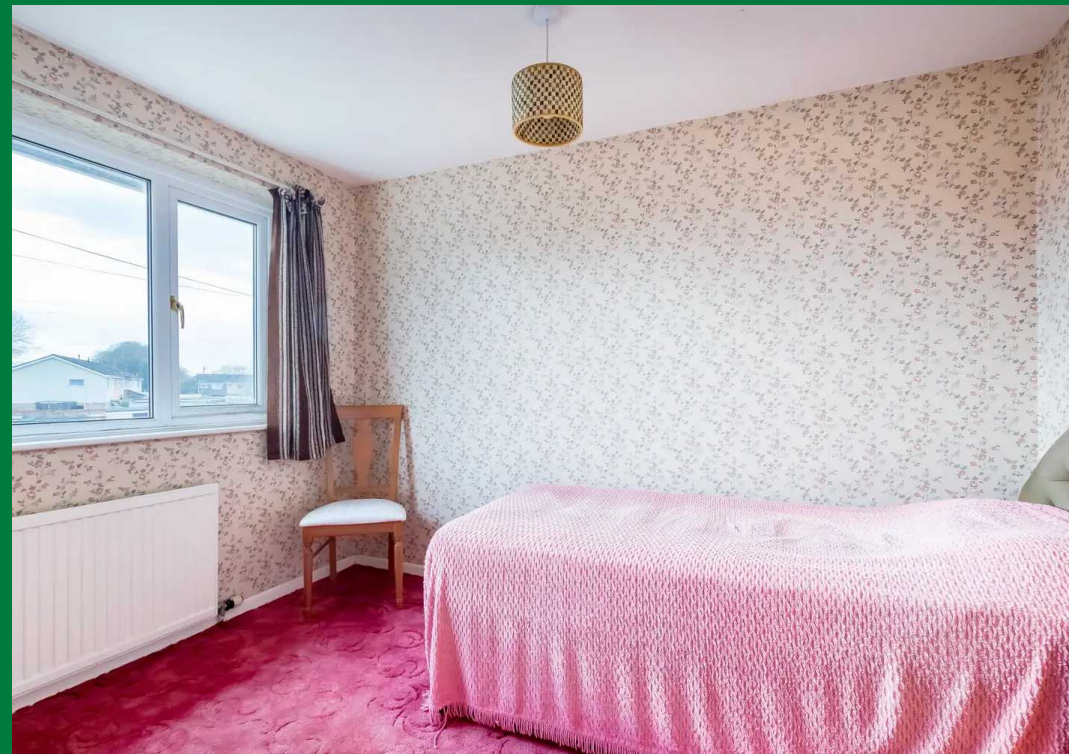
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

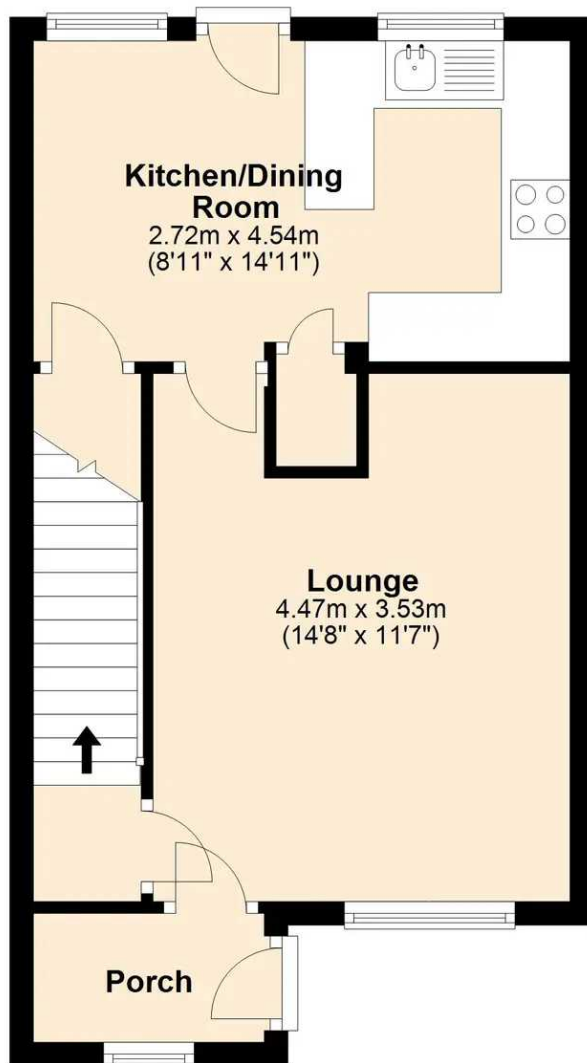
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	





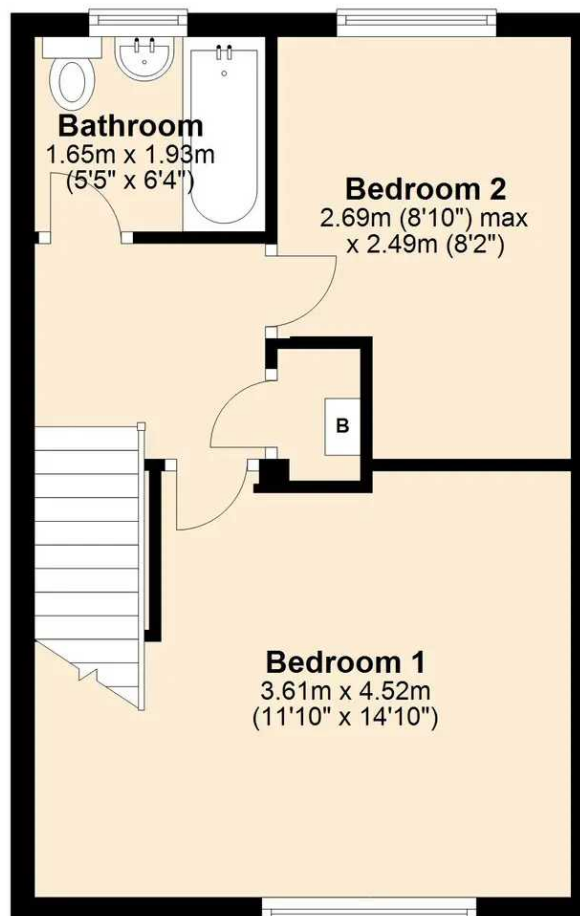
## Ground Floor

Approx. 35.4 sq. metres (381.4 sq. feet)



## First Floor

Approx. 31.0 sq. metres (334.1 sq. feet)



Total area: approx. 66.5 sq. metres (715.5 sq. feet)

Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

This document is for information only and does not constitute an offer or contract. It is intended to provide a general guide to the property and its features. The information is not intended to be relied upon for any specific purpose.

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Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

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We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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