



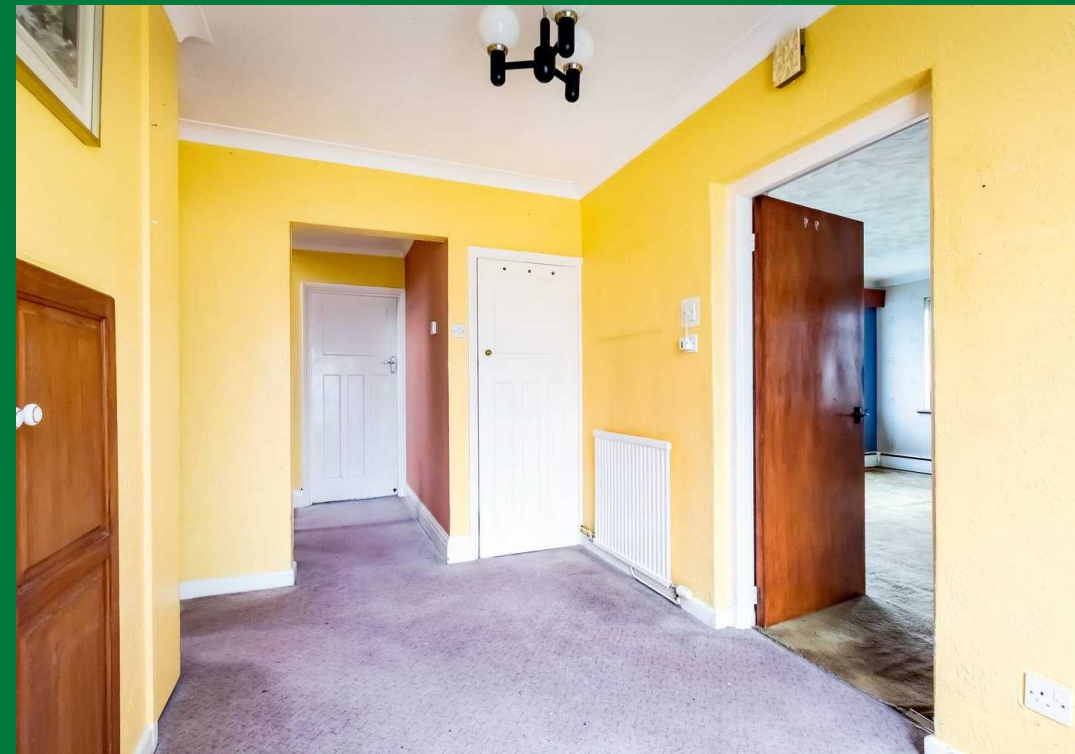
COUNTRY
PROPERTY



47 Church Road

Yate

Guide Price **£650,000**



47 Church Road

Yate, BS37 5BH

Rare opportunity to purchase a substantial 1930's detached property in need of modernisation in the sought after location of Goose Green in Yate, set in about a third of an acre with an outbuilding.

Having been in the same family since the 60's, this property has been a very much loved family home yet now requires new custodians to put their own mark on it. Overlooking the green and set back from the road, this property sits well within it's own third of an acre plot with current accommodation comprising entrance hall, cloakroom, kitchen breakfast room, dining room, lounge, 5 bedrooms with master and guest ensuites and bathroom. The outbuilding offers potential for further development subject to planning for maybe an annex, there is driveway parking for several cars and a double garage. Offered for sale with no onward chain.

- Detached House
- In Need Of Modernisation
- Lounge & Dining Room
- 5 Bedrooms & 3 Bathrooms
- On Onward Chain
- In About A Third Acre Gardens
- 24' x 14' Outbuilding
- Energy Efficiency Rating D





Yate

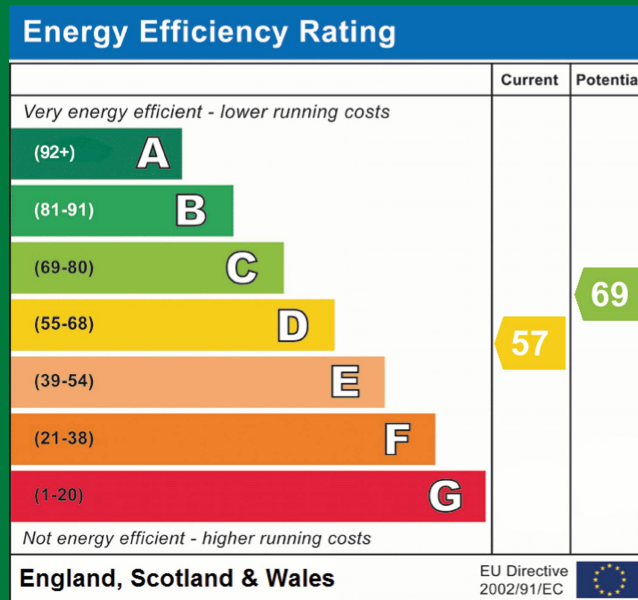
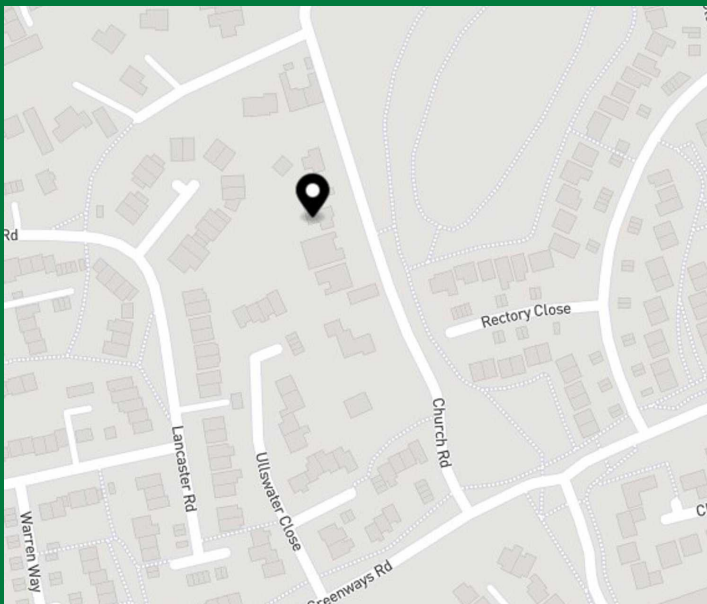
Local take away and Tesco Express are about 10 minute walk. Yate shopping centre is about a 12 minute walk - where major investment has been made in recent years, which now sports a big Tesco Extra, M&S food, cinema, restaurants, leisure centre, full range of shops, primary and secondary schools, NHS walk-in centre/surgery and library. The old market town of Chipping Sodbury (1 mile) has further artisan shops, restaurants and pubs. Bristol and Bath are within about 12 miles, M4 J18 Tormarton - 6 miles, M5 J14 Falfield - 7 miles. Yate rail station - 2 miles.

Rare opportunity in Goose Green, Yate to own a 1930s detached property in need of modernisation. Generous gardens, outbuilding, 5 beds, double garage, potential annexe. No onward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D







You can include any measurements and distances in your marketing material.

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

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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