

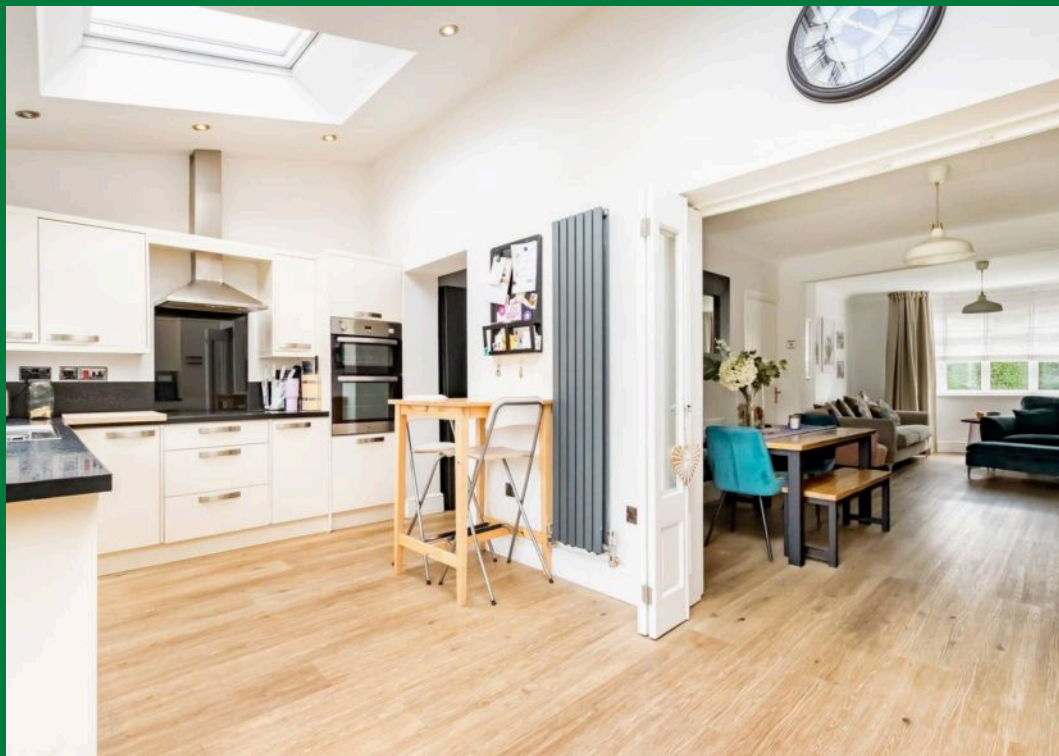


**195 North Road**

Yate

**£465,000**







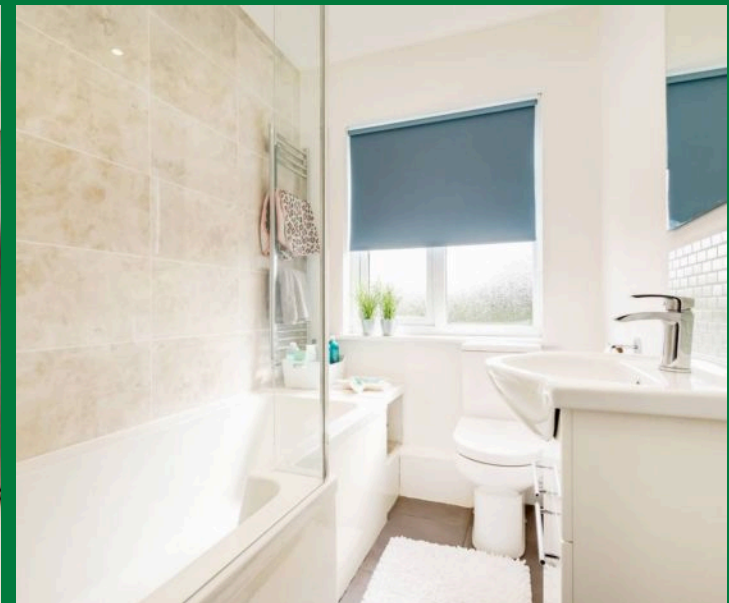
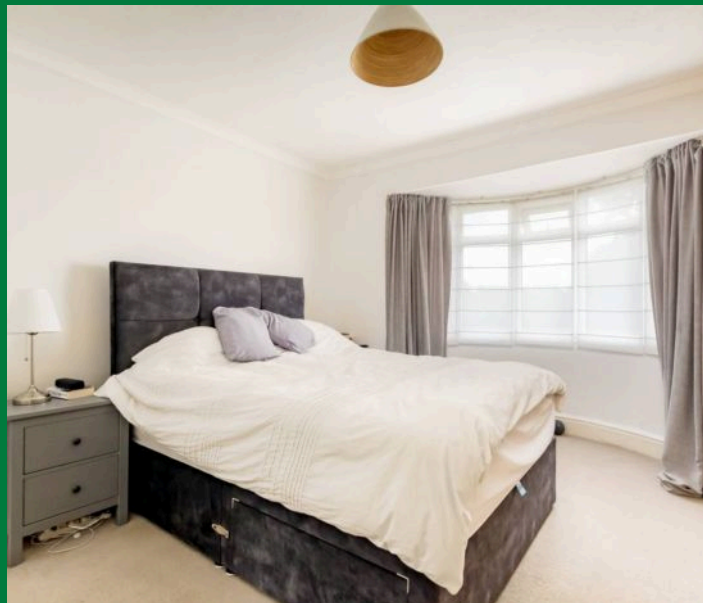
# 195 North Road

Yate, BS37 7LG

Established 1930s family home located off North Road, within easy walking distance of the popular Primary School and Brimsham Green School, outdoor sports complex and not to mention two pub restaurants!

This beautifully presented semi-detached home feels light and airy throughout, and benefits from generous front and rear enclosed gardens. The accommodation includes entrance hall, impressive lounge dining room, kitchen with separate utility, cloakroom, 3 bedrooms and bathroom. The West facing garden is larger than average, with plenty of space for free range kids to run around, plus there is plenty of driveway parking. To cater for a modern family, there is the additional feature of a work-from-home office behind the single detached garage. Planning permission is granted for a separate outbuilding at the bottom of the garden, planning Ref P22/05311/HH.

- Semi Detached Family Home
- Lounge Dining Room
- 3 Bedrooms & Bathroom
- Garage & Work From Home Office
- Generous Enclosed Gardens
- Driveway Parking For 3 Cars
- Planning For Outbuilding
- Energy Efficiency Rating D







## Yate

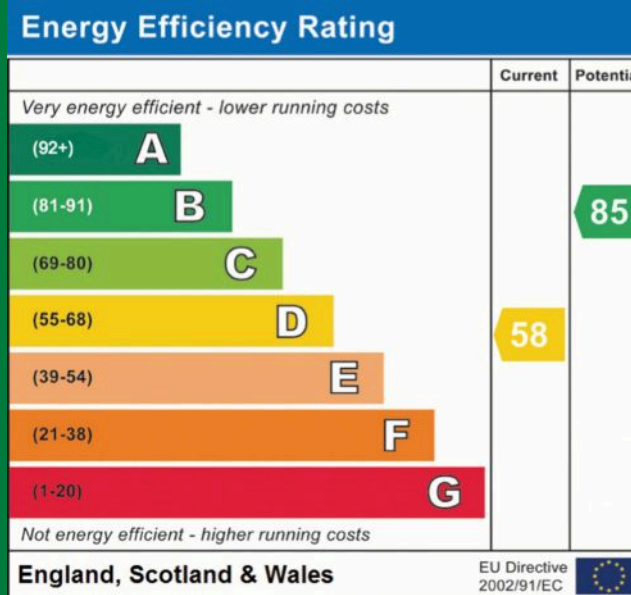
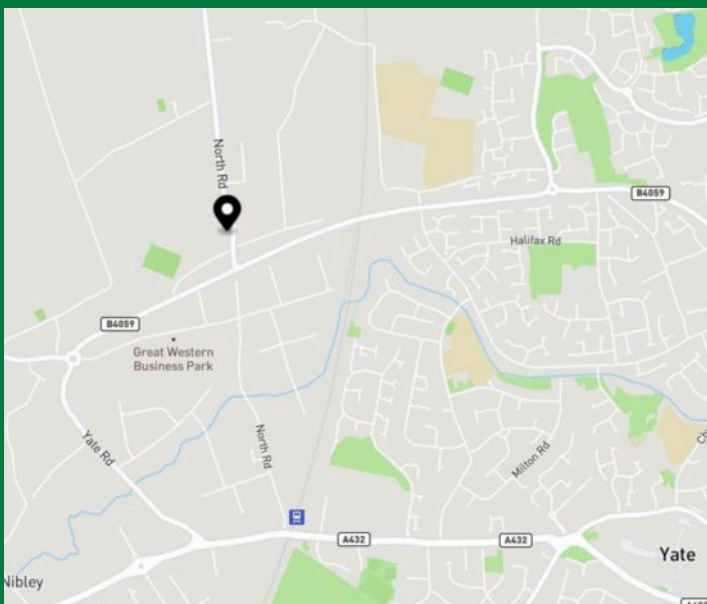
Yate Shopping Centre is a 8 minute drive away – where major investment has been made in recent years. It now sports big Tesco Extra, M&S food, cinema, restaurants, leisure centre, full range of shops, primary and secondary schools, NHS walk-in centre/surgery and library. The old market town of Chipping Sodbury (under 3 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 station – about 3 miles

Beautiful 1930's semi-detached family home in Yate, walking distance to schools, sports complex, and pubs. Light, airy interior with spacious front and rear gardens. 3 beds, lounge, kitchen, utility, office, garage, and potential for outbuilding.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



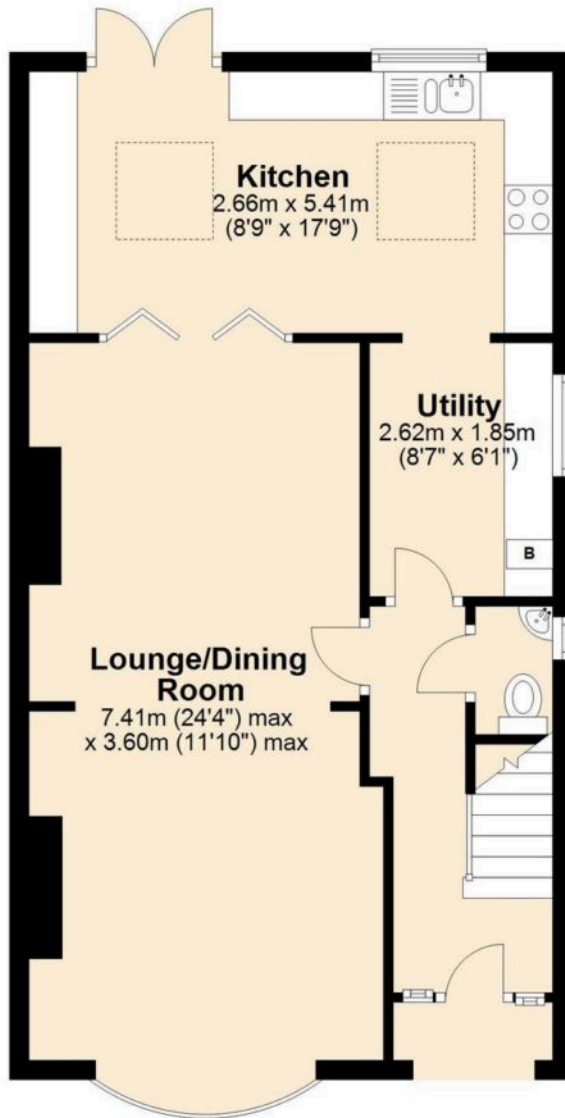






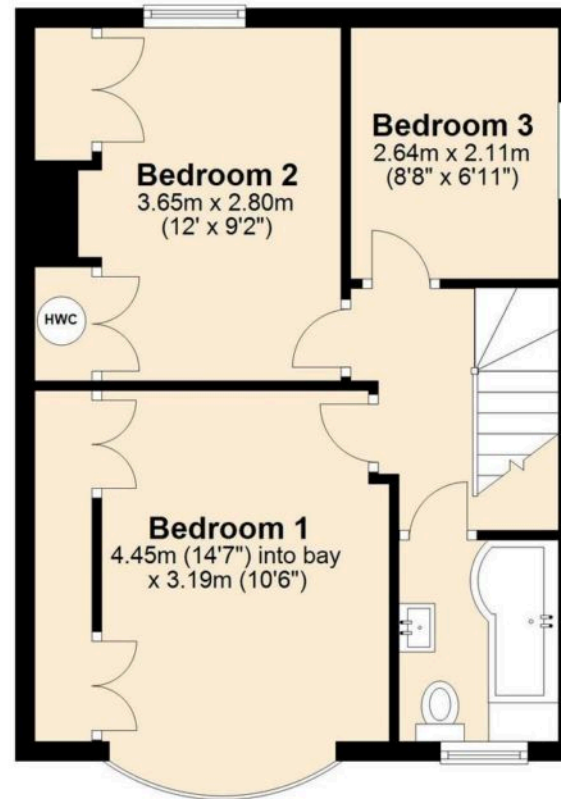
## Ground Floor

Approx. 55.5 sq. metres (597.3 sq. feet)



## First Floor

Approx. 40.2 sq. metres (432.4 sq. feet)



Total area: approx. 95.7 sq. metres (1029.7 sq. feet)

Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

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.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

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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The Grange, 73 Broad Street, Chipping Sodbury  
South Gloucestershire, BS37 6AD

**01454 321339**

[www.countryproperty.co.uk](http://www.countryproperty.co.uk)  
[enquiries@countryproperty.co.uk](mailto:enquiries@countryproperty.co.uk)