



COUNTRY  
PROPERTY



54 Bader Close

Yate

£225,000







# 54 Bader Close

Yate, BS37 5UB

Spacious 1 bedroom property with pleasant low maintenance garden, privately situated off the end of a cul-de-sac. The terraced property is nicely presented with a modern kitchen and bathroom, double glazed windows and gas central heating. Located in an established development in North Yate, a short walk takes you to a convenience store, pub restaurant and take-away, whilst Yate rail station and Shopping Centre are just a short drive away – plus there is convenient access into Bristol as well. There are also a number of pleasant dog walks around the surrounding green spaces. Offered for sale with no onward chain.

- Spacious 1 Bedroom Property
- French Doors To Private Garden
- Modern Kitchen & Bathroom
- Double Glazed Windows
- Gas Combi Boiler
- Off Road Parking for 2
- Energy Efficiency Band C
- No Onward Chain







## Yate

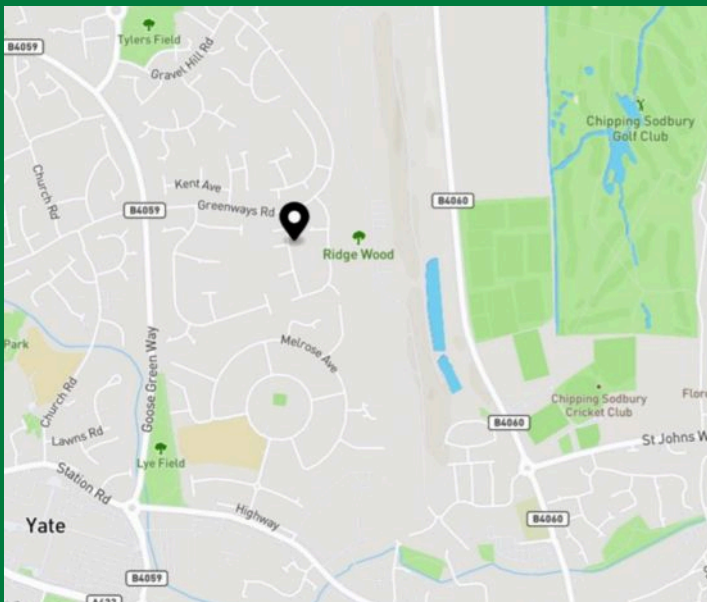
The Farmhouse pub restaurant, a take away and a convenience store are a short walk from the property. Yate Shopping Centre is a 4 minute drive away - where major investment has been made in recent years. It now sports big Tesco Extra, M&S food, restaurants, leisure centre, full range of shops, primary and secondary schools, NHS walk-in centre/surgery and library. The old market town of Chipping Sodbury (under 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 station - about 2 miles.

Spacious 1 bed house with French doors opening on to pleasant back garden. Modern kitchen & bathroom, and gas central heating. Convenient location near amenities & dog walks in North Yate. No chain.

Council Tax band: A

Tenure: Freehold

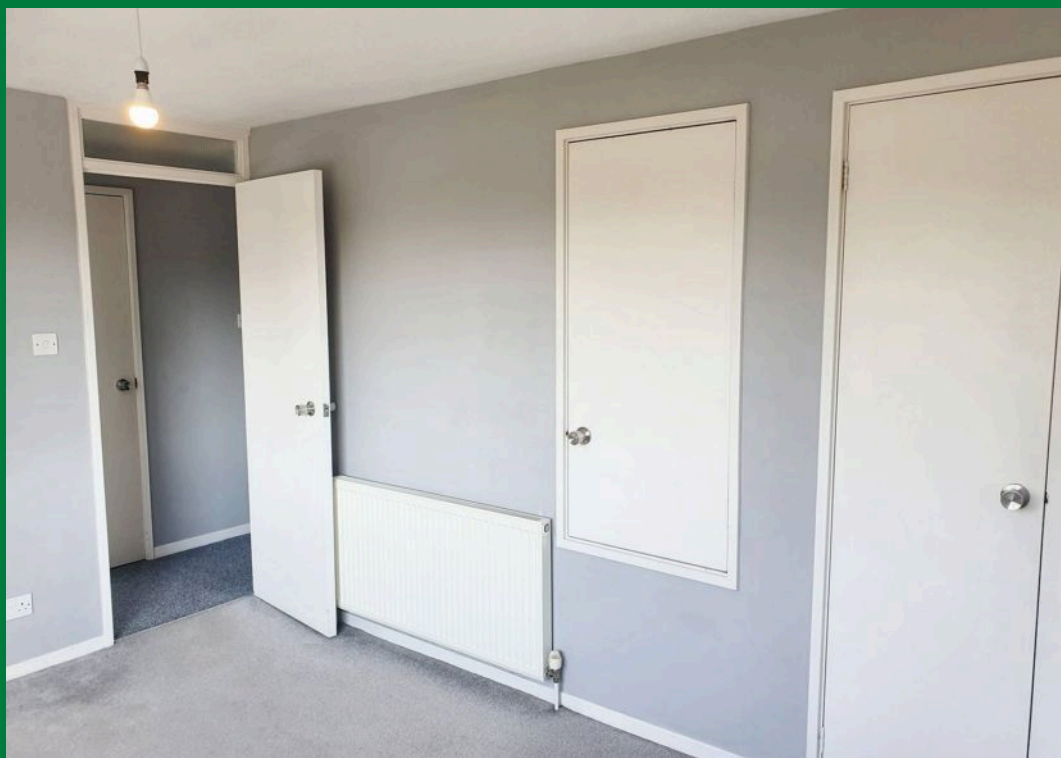
EPC Energy Efficiency Rating: C



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

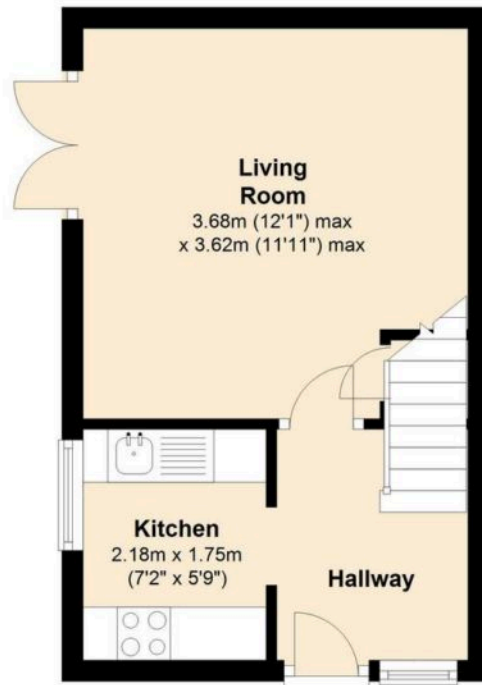






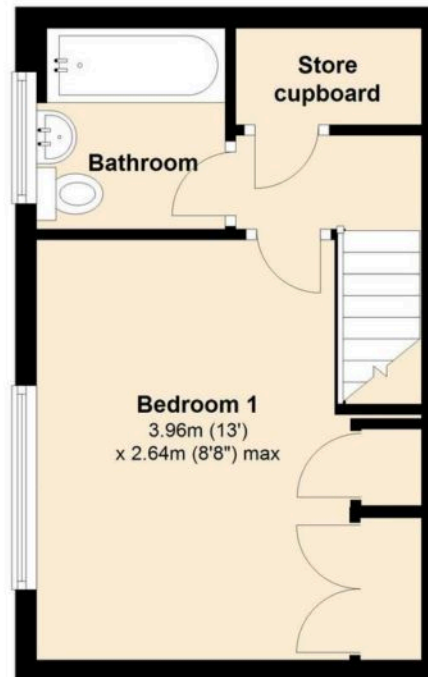
### Ground Floor

Approx. 21.6 sq. metres (232.8 sq. feet)



### First Floor

Approx. 21.6 sq. metres (232.2 sq. feet)



Total area: approx. 43.2 sq. metres (464.9 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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