



ASKING PRICE

£189,000

Abbotswood

Yate, BS37 4NG

PROPERTY SUMMARY

This recently updated three bedroom maisonette offers spacious and versatile accommodation throughout. The ground floor features a bright living room, a well appointed kitchen, and a separate dining room, perfect for family meals or entertaining. Upstairs, there are three well proportioned bedrooms and a modern family bathroom. The property combines generous living spaces with contemporary finishes, making it an ideal choice for comfortable family living.

The property also benefits from having a remainder of a 999 year lease and no service charges. Communal parking can be found to the rear of the property.

This property would also make a fantastic investment opportunity with a potential rental income of £1100/£1200pcm.

The town of Yate is situated to the North of Bristol and approximately 11.3 miles from the city centre. Yate has fantastic amenities with a large Shopping Centre, Leisure Centre, two further gyms, restaurants and cafes. There are several choices for Primary and Secondary Schools within the town along with plenty of parks, playgrounds and green space. Yate has a Train Station and Bus Centre providing good access into Bristol and Bath City Centres along with a direct service to Southmead Hospital. Chipping Sodbury is also only moments away and boasts its Historic High Street with a range of shops, pubs, cafes and a centrally located Waitrose Store.

3



1



2





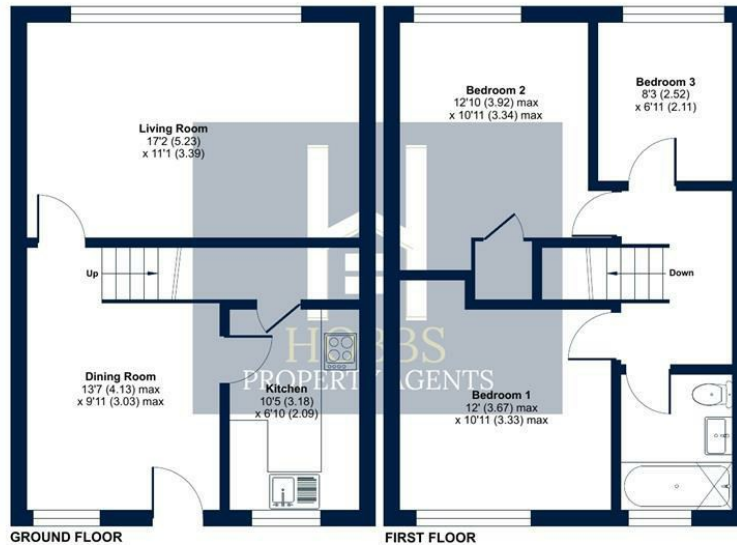




Abbotswood, Yate, Bristol, BS37

Approximate Area = 871 sq ft / 80.9 sq m

For identification only - Not to scale

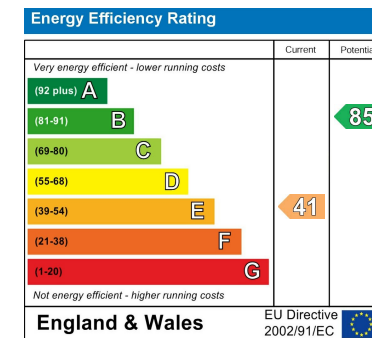


LOCAL AUTHORITY
South Gloucestershire

TENURE
Leasehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Hobbs Property Agents Limited. REF: 1206540



OFFICE DETAILS

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