

## 3 Bedroom Semi-Detached for Sale - £290,000

Milton Road, Yate, Bristol, BS37 5ET



### KEY FEATURES

- Three bedroom Semi Detached House
- Low Maintenance Rear Garden
- Garage
- Driveway to Front
- Two Double Bedrooms
- No Onward Chain
- Council Tax Band C
- No Onward Chain

## Description

Situated in a popular residential area of Yate, this three-bedroom semi-detached home offers well-proportioned accommodation and presents an excellent opportunity for modernisation and personalisation.

The property is accessed via a spacious entrance hallway, leading through to a comfortable living room, separate dining room, and a fitted kitchen. Generous front and rear windows allow natural light to flood the home, creating a bright and welcoming atmosphere throughout.

The kitchen is equipped with a range of units and ample worktop space, while a rear extension provides additional utility or storage space, along with direct access to the garden.

Upstairs, the property comprises three well-sized bedrooms, a family bathroom, and a separate WC; offering practical and flexible living arrangements for a variety of buyers.

Externally, the home benefits from a generous rear garden, predominantly laid to patio and planting areas, offering fantastic potential for landscaping or further enhancement. To the front, a paved driveway provides off-street parking and leads to a detached garage.

With its sizeable plot and clear scope to update, extend, or reconfigure (subject to the necessary permissions), this property is ideal for buyers looking to create a home tailored to their own taste and lifestyle.

Early viewing is highly recommended - contact us today to arrange yours.

## Location

Milton Road is situated within a well-established and convenient part of Yate, offering easy access to a wide range of local amenities. The town centre, with its variety of shops, supermarkets, cafés and leisure facilities, is close by, as are well-regarded primary and secondary schools.

Yate benefits from excellent transport links, including Yate railway station, providing direct services to Bristol and Gloucester, and easy access to the A432, A46 and M4/M5 motorway network, making it ideal for commuters.

The area is also well served by green spaces, parks and walking routes, with nearby countryside and recreational facilities offering a balance of town convenience and outdoor living.



Services - Mains water, electricity, gas and drainage.  
Local Authority - South Gloucestershire Council

#### Agents notes

1. When making an offer on this property we will ask you to produce identification documentation to comply with Money laundering regulations and ask for your co-operation in order that there will be no delay in agreeing the sale.
2. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. The particulars have been prepared in good faith but do not constitute fact or part of any offer or contact. The particulars should be verified by any prospective buyer.

#### Verified Material Information

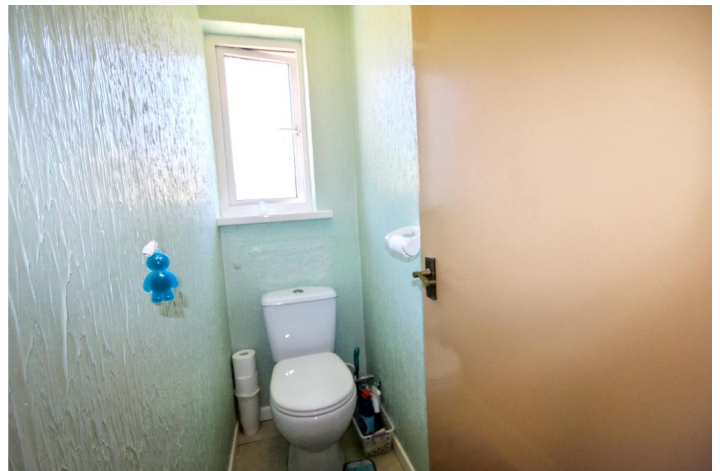
Council Tax Band: C  
Tenure: Freehold  
Property Type: House  
Construction:  
EPC Rating:

Utilities & Services  
Electricity Supply:  
Solar Panels:  
Other Electricity Sources:  
Water Supply:  
Sewerage:  
Heating:  
Heating Features:

Connectivity  
Broadband:  
Mobile Coverage:

External  
Parking: Parking Space

Restrictions & Risks  
Building Safety Issues:  
Listed Building:  
Conservation Area:  
Tree Preservation Orders:



Public Right of Way:

Flood & Environmental

Long-Term Flood Risk:

Historical Flooding:

Flood Defences:

Coastal Erosion Risk:

Other Considerations

Planning Permission Issues:

Accessibility / Adaptations:

Coal Mining Area:

## Ground Floor

**Entrance Porch** - UPVC doors to front with frosted aspect.

**Entrance Hall** - Wooden door to front with frosted aspect. Under stairs cupboard.

**Lounge** - UPVC aspect to front. Elec rad.

**Dining Room** - UPVC aspect to rear. Elec rad.

**Kitchen** - UPVC aspect to side and rear. Wall and base units with space for oven, washing machine and fridge freezer. Sink with bowl and drainer. UPVC door with frosted aspect to side. Elec rad.

## First Floor

**Landing** - UPVC aspect to side. Access to loft. Elec rad.

**Bathroom** - UPVC frosted aspect to rear. Bath and vanity sink.

**WC** - UPVC frosted aspect to rear. WC.

**Second Bedroom** - UPVC aspect to rear. Cupboard.

**Master Bedroom** - UPVC aspect to front.

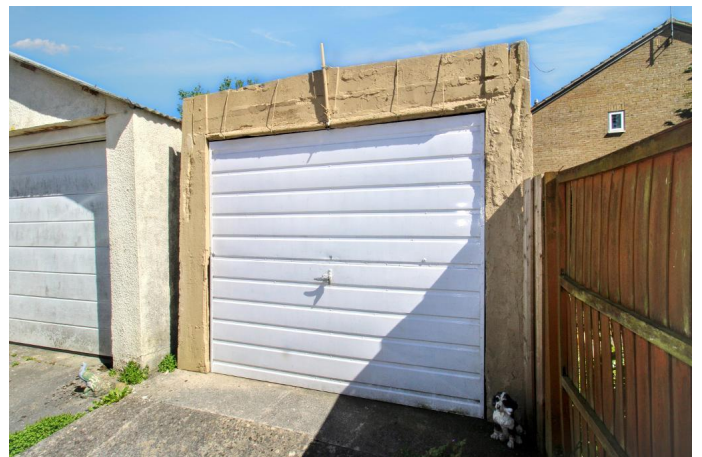
**Third Bedroom** - UPVC aspect to front.

## Exterior

**Rear Garden** - Mainly paved with access to side / garage.

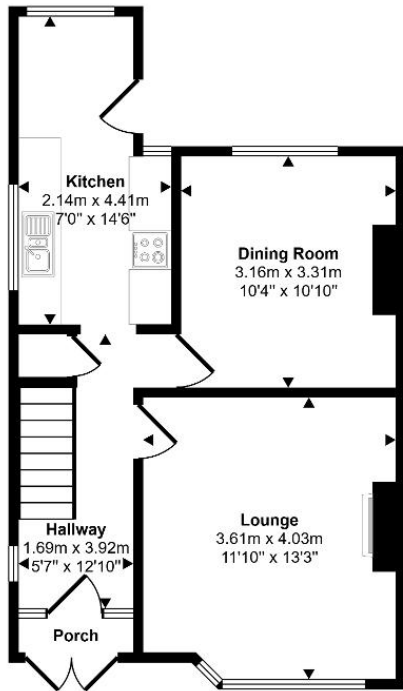
**Garage** - Up & over door. Aspect to rear.

**Front Garden** - Paved. Driveway to side.

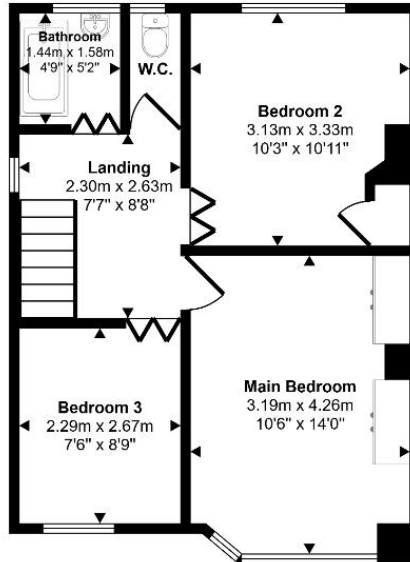




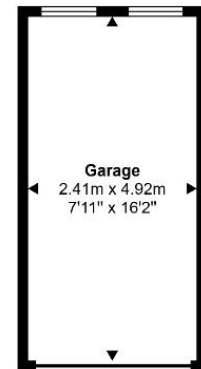
Approx Gross Internal Area  
97 sq m / 1040 sq ft



Ground Floor  
Approx 43 sq m / 459 sq ft



First Floor  
Approx 42 sq m / 453 sq ft



Garage  
Approx 12 sq m / 128 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.