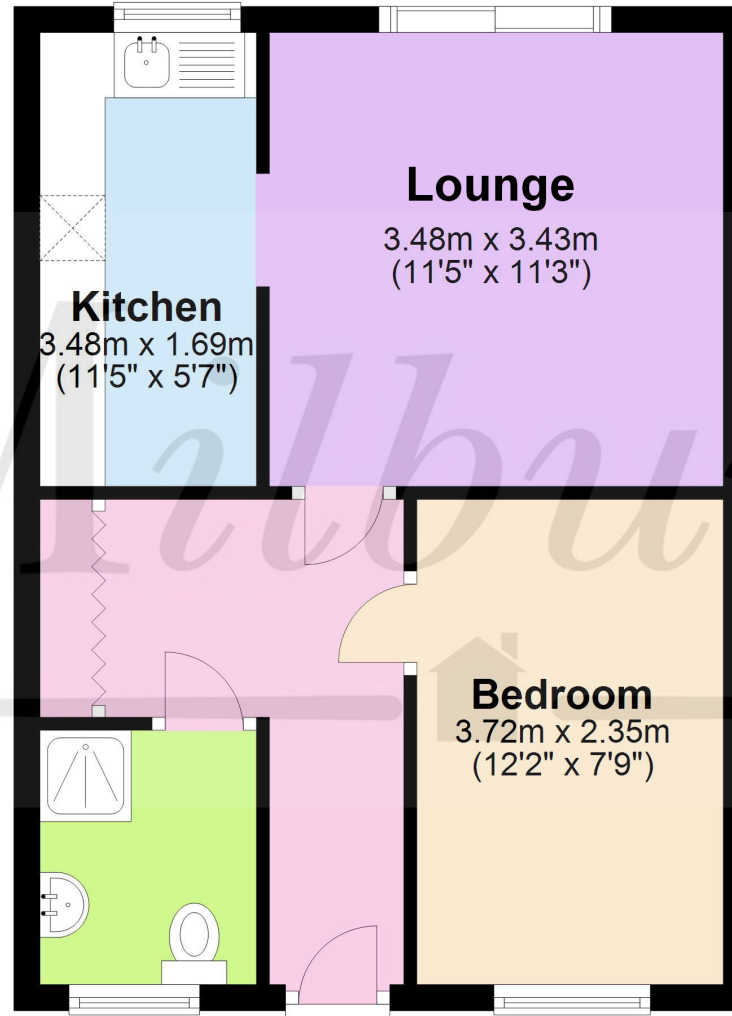
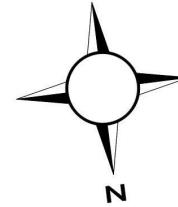




Ground Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



Total area: approx. 38.3 sq. metres (412.3 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

44 Melbourne Drive, Chipping Sodbury, South Gloucestershire BS37 6LB

Presented with NO ONWARD CHAIN this one bedroom terrace bungalow was built in the 1980s and located in a very popular central location with two nearby footpaths enabling quick and easy level access to all the facilities found in Chipping Sodbury High Street. The property is in a well maintained private retirement development which has been built for persons who are 55 years old or more. To the front there is one allocated off street parking space plus visitor parking. Once inside the accommodation comprises of an entrance lobby with storage cupboard, a lounge/diner which leads through to the kitchen, one double bedroom and a shower room. Outside there is a pleasant south facing rear garden which opens onto a communal planted area which has seating, plus there is a clothes drying area and allocated space for bins from where they are collected (so no need for residents to move them on collection days). There is also a storage shed in another communal area. An ideal home for someone looking to downsize close to the High Street where all the amenities are very close at hand. Management Fees do apply.

Situation

Convenient for Chipping Sodbury High Street and shops, local bus routes and Yate shopping centre. The historic market town of Chipping Sodbury sits just below the Cotswold Escarpment and has excellent road links to the A46, the M4 (Junction 18 is approx. 4.9 miles away) Bristol and Bath. The nearby Yate train station (approx. 1.9 miles away) also provides good transport links for commuters to Bristol. The historic High Street dates back to the 12th Century and offers a wide and eclectic range of shops and established businesses which support the town and attract visitors. There is a selection of both Primary and Secondary Schooling in the area of good reputation plus Chipping Sodbury offers many nearby country walks (the Frome Valley Walkway and the Cotswold Way), a lovely common, golf course, cricket, rugby, football and tennis clubs. The centrally located Waitrose store has excellent parking and a cafeteria, whilst nearby Yate has a selection of shops and supermarkets in its large Shopping Centre, a Health and Fitness Leisure Centre plus the Cinema Complex so all your needs are catered for.

Property Highlights, Accommodation & Services

- No Onward Chain
- One Bedroom Retirement Bungalow
- Small Private Retirement Development in Popular Cul-de-Sac
- Close to Footpaths Leading to High Street Shops
- Kitchen, Lounge/Diner and Shower Room
- Pleasant Rear Garden Area
- Monitored Alarm System
- One Allocated Parking Space.
- Electric Heating and Mains Drainage
- Council Tax Band - C - South Gloucestershire Council

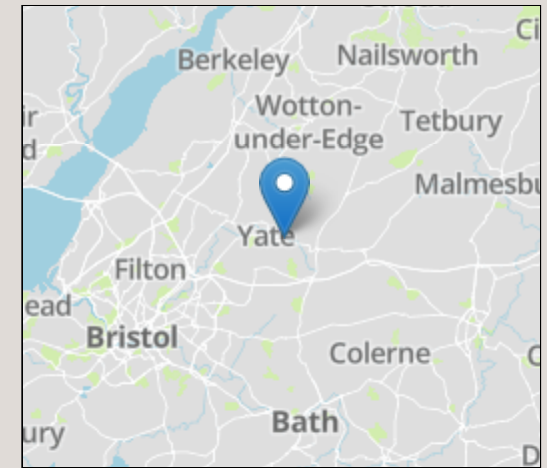
Directions

From Chipping Sodbury High Street turn into Hatters Lane by the War Memorial. Turn right into Gorlands Road and Melbourne Drive is the second turning on the right. Follow until the very end where you will see the bungalows on the right hand side. Turn into the parking area and number 44 will be on your right hand side.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band C

Tenure - Freehold

Contact & Viewing - Email: chippingsodbury@milburys.co.uk Tel: 01454 318338



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		95
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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