

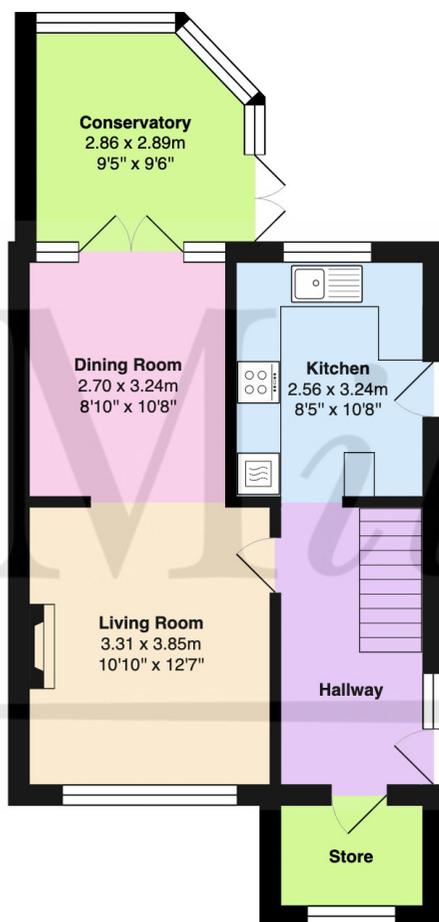
Milburys

SALES LETTING MANAGEMENT

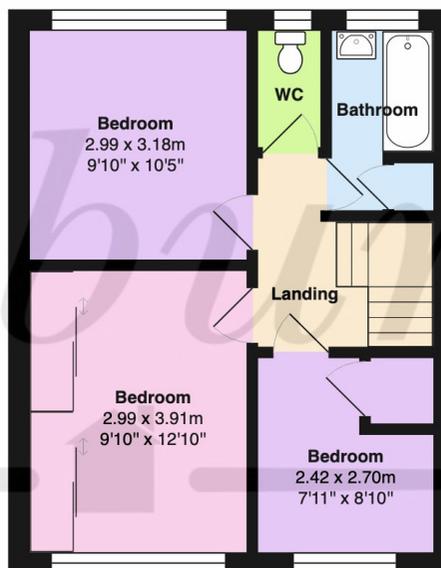


15 Goldcrest Road, Chipping Sodbury, South Gloucestershire BS37 6XF

£305,000



Ground Floor
Area: 51.3 m² ... 552 ft²



First Floor
Area: 40.4 m² ... 435 ft²



Garage
Area: 12.7 m² ... 137 ft²

Total Area: 104.4 m² ... 1123 ft²

This plan is for illustrative purposes only and should only be used as such.
Not to Scale.

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Set in the ever popular 'Birds' estate in Chipping Sodbury, Goldcrest Road offers a convenient location for those looking to walk to either Chipping Sodbury High Street, or to the shops, rail links and amenities in Yate Town Centre. This leafy 1970s development is well established and sought after for its open green spaces and connecting walkways to the nearby primary and secondary schools. The property is also offered for sale with NO ONWARD CHAIN! Approaching from the rear, there is a single garage and allocated driveway, then you are greeted with a low maintenance enclosed garden which is laid to patio and artificial grass. Entering the house there is a white family kitchen, leading through to the hallway. From here there is a handy utility cupboard/oversized porch. Then you will find a light filled living room with feature fireplace and large dropped window looking out to the front. This space opens into a designated dining area, and then into a conservatory which has had an insulated new roof added in 2025. The first floor provides 3 bedrooms (2 double and a single) then a bathroom plus a separate WC. The front garden opens out to a connecting walkway to a local park and nearby allotments

Situation

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. Likewise, the M5 Junction 14 in Falfield is easily accessible going via nearby Wickwar, whilst the Yate train station (approx. 1.9 miles away) provides a direct link for commuters into Bristol. The picturesque 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 to name but a few), a lovely common, golf course, cricket, rugby, football and tennis clubs. The centrally located Waitrose store offers excellent parking and a cafeteria.

Property Highlights, Accommodation & Services

- NO ONWARD CHAIN
- Walking Distance to Chipping Sodbury High Street and Yate Town Centre
- Semi- Detached
- 3 Bedrooms
- Lounge/Diner
- Conservatory
- Large Porch/Utility Area
- Enclosed And Easily Maintained Rear Garden
- Single Garage & Driveway
- Council Tax Band - C South Gloucestershire Council

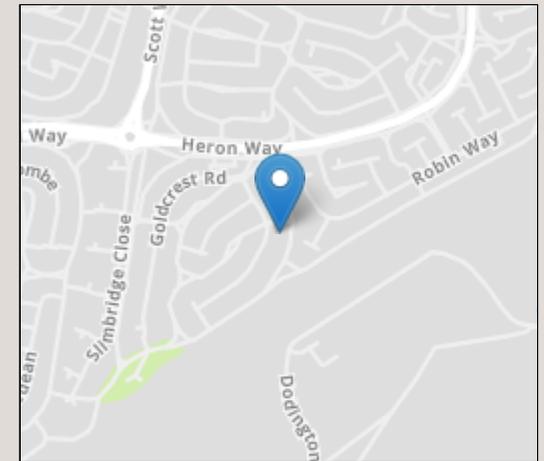
Directions

Travelling along Heron Way from the direction of Shackleton Avenue, Goldcrest is the first turning on your right . Once in follow to the left and after a short distance you will find No.15 on your left hand side.

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

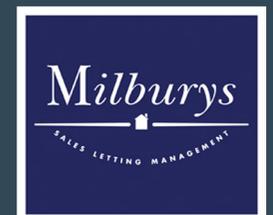
Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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