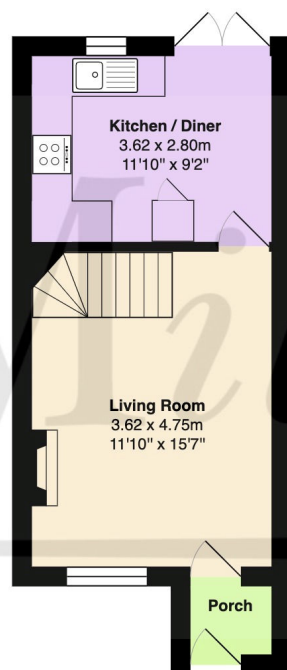


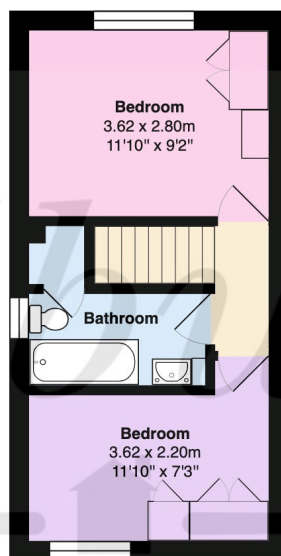


178 Couzens Close, Chipping Sodbury, South Gloucestershire, BS37 6BU

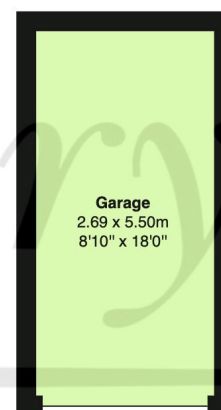
£300,000



Ground Floor
Area: 29.5 m² ... 317 ft²



First Floor
Area: 27.9 m² ... 300 ft²



Garage
Area: 14.8 m² ... 159 ft²

Total Area: 72.1 m² ... 776 ft²

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



178 Couzens Close, Chipping Sodbury, South Gloucestershire BS37 6BU

No Onward Chain! Set in the very popular Couzens Close, this semi-detached property is well presented with a neutral theme throughout and would make an ideal first home or an investment! Located on a corner position, this lovely home will suit those looking for a short walk to all the shops and amenities found on Chipping Sodbury High Street, plus it is just an easy stroll to the local rugby/football club, tennis club, cricket club and golf club. Likewise the picturesque Chipping Sodbury common with it's country walks are easily reached on foot. The property offers a desirable layout with an entrance hall leading into a good size lounge, whilst to the rear of the property a kitchen/diner enjoys views out to the rear garden via French Doors. Upstairs are 2 double bedrooms and a bathroom. Externally to the front of the property you will find driveway parking and a single garage close by, whilst the rear garden is enclosed with a handy side pedestrian access. The property is offered with no onward chain!

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!
- Well Presented Semi Detached Home
- Two Double Bedrooms
- Lounge To The Front
- Kitchen/Diner To The Rear with French Doors
- Enclosed Rear Garden With Side Access
- Single Garage and Driveway Parking Close By
- Within Walking Distance Of Chipping Sodbury High Street
- Close To Local Sports Clubs
- Council Tax Band - B - South Gloucestershire Council

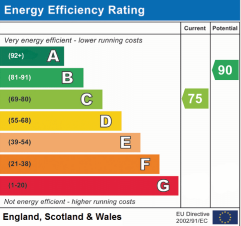
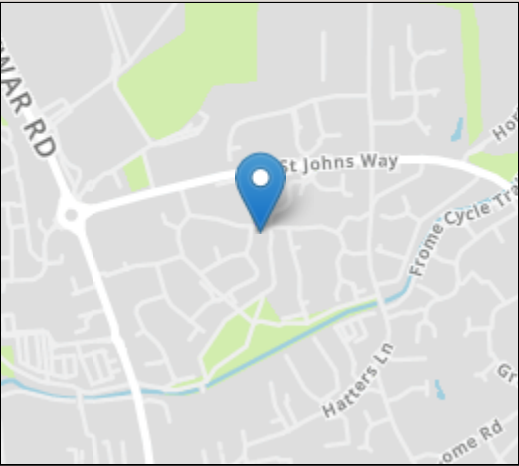
Directions

From St Johns Way, take the first right into Couzens Close. Bear left and follow the road a short way down where number 178 will be found on the right hand side, on the corner of the first right hand turning.

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

Tenure - Freehold

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



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