

Milburys

SALES LETTING MANAGEMENT

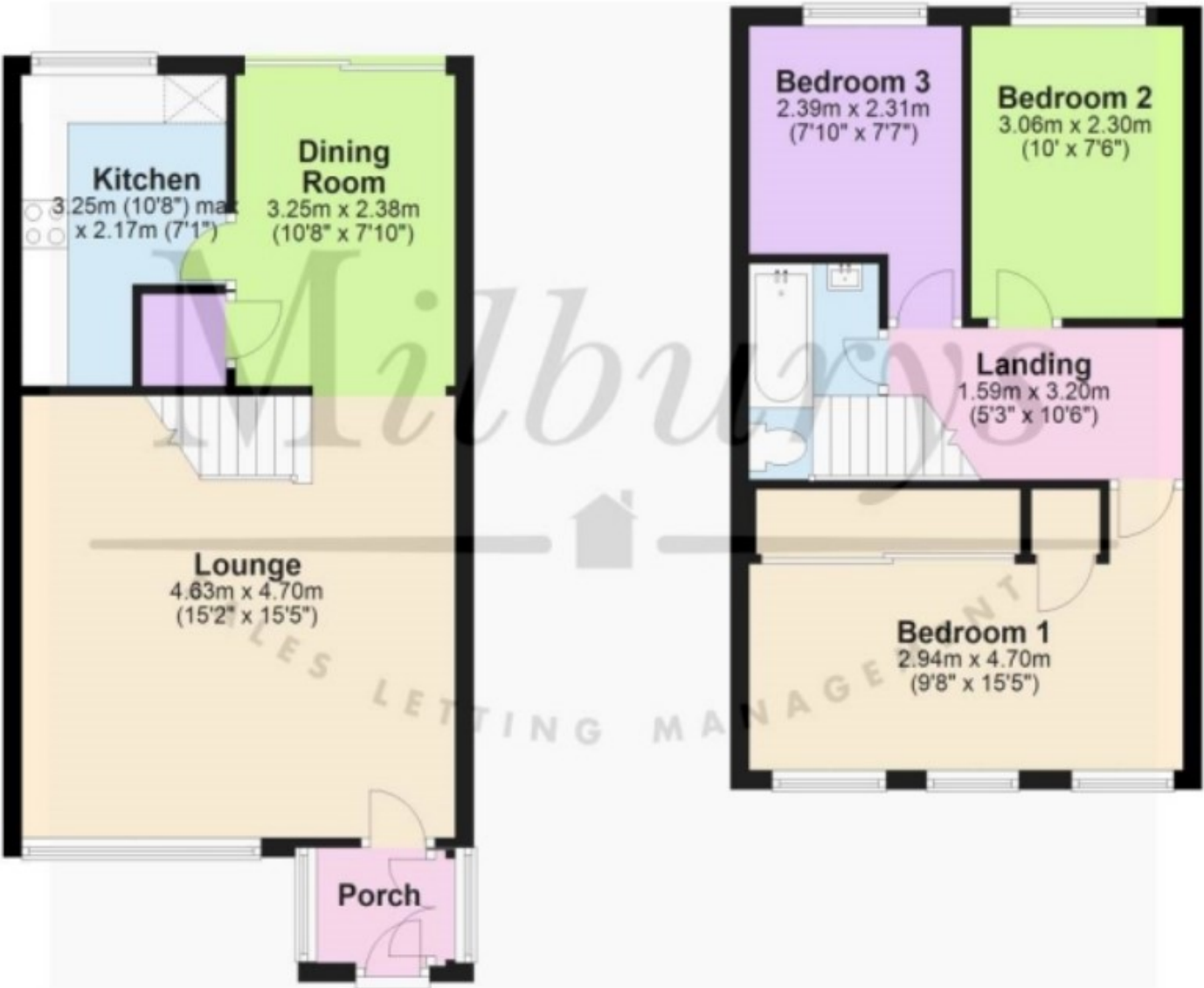


1 Oaktree Avenue, Pucklechurch, Bristol BS16 9RP

£285,000

### First Floor

### Ground Floor





# 1 Oaktree Avenue, Pucklechurch, Bristol BS16 9RP

This well maintained three bedroom mid-terrace home is presented in good order and offered for sale with NO ONWARD CHAIN! The accommodation is of a good size for this design and is light and bright with neutral decoration throughout. The location is very popular as walking distance into the village for the amenities and primary school, whilst country fields and walks are on your doorstep as you leave the village in the direction of Abson. The front door is easily accessed from the pathway so can be used as the main entrance by owners and visitors, whilst at the rear there is off street parking for one car and a single garage. Inside the accommodation comprises of a modern kitchen which leads into the open plan dining / lounge area. Upstairs there are three bedrooms and a family shower room. There is also a handy entrance porch to the front of the house for cloak hanging. The property has had the gas boiler replaced and the windows are Upvc double glazed, plus it has a very affordable Council Tax Band B. To the front there is a pretty open garden whilst at the rear the garden is enclosed with pedestrian door to the parking and garage.

## Situation

The historic village of Pucklechurch has a lovely rural setting and is situated approximately 10.6 miles from Bristol and 10.4 miles from the centre of Bath (via the attractive Lansdown route which passes Lansdown Race Course). Commutable village life and beautiful countryside surrounds make Pucklechurch a popular choice for those wanting excellent access to these two major cities and also to the nearby market town of Chipping Sodbury and the extensive shopping/recreation facilities of Yate. The village is served by local stores including the village bakery, post office, convenience store, coffee shop and several Public Houses. Pucklechurch C of E Primary School is located in the village as is the well maintained village recreation ground. The village also has a cricket club, community centre and church whilst there is easy access to the Bristol ring road which is just 2 miles to the West, whilst the M4 Junction 18 is 4.5 miles to the East.

## Property Highlights, Accommodation & Services

- Well Presented Mid-Terrace Home
- Available with NO ONWARD CHAIN!
- Easy Access to Village Centre
- Close to Open Countryside and Public Footpaths (Ideal for Dog Walkers!)
- Three Bedrooms and Family Bathroom
- Modern Kitchen with Open Plan Lounge to Dining Room
- Gas Central Heating And Upvc Double Glazing
- Enclosed Rear Garden Leading to Parking and Single Garage
- Council Tax Band B - South Gloucestershire Council

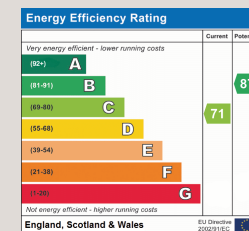
## Directions

As you leave the village of Pucklechurch on the Abson Road you will see Oak Tree Avenue on your right hand side, just before you leave the village. Once turned in you will see a small row on your left hand side, where number 1 will be the second one in.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [chippingsodbury@milburys.co.uk](mailto:chippingsodbury@milburys.co.uk) Tel: 01454 318338



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