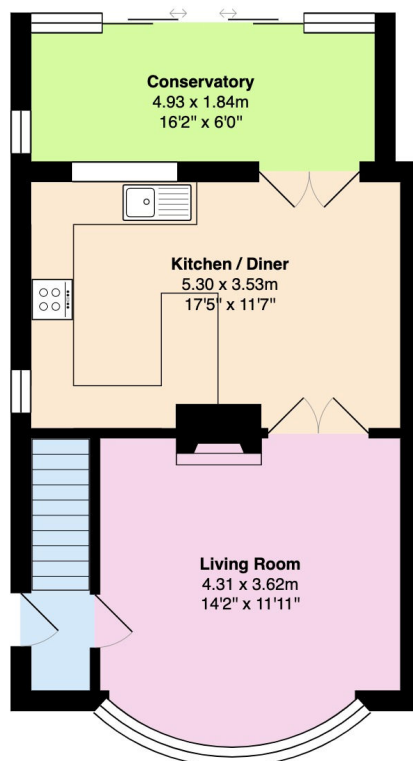
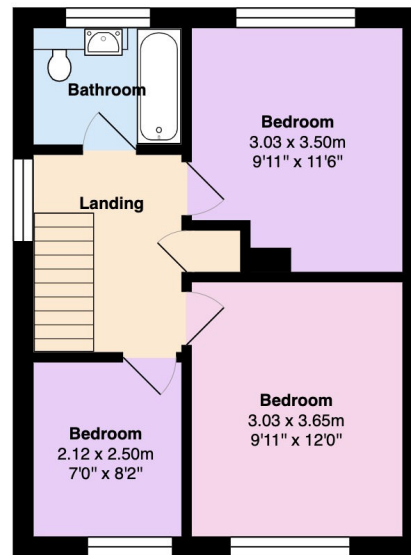


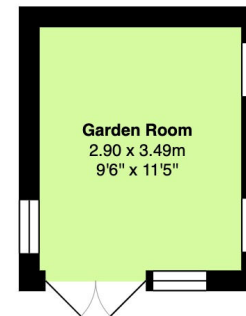




Ground Floor
Area: 51.2 m² ... 551 ft²



First Floor
Area: 38.7 m² ... 416 ft²



Outbuilding
Area: 10.1 m² ... 109 ft²

Total Area: 100.0 m² ... 1076 ft²

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



18 Burgage Close, Chipping Sodbury, South Gloucestershire BS37 6DZ

Set in a small and convenient location, Burgage Close is popular cul-de-sac just minutes walk to Chipping Sodbury High Street. This attractive semi-detached home has been much improved by the current owners and benefits from a large brick paved driveway which can accommodate up to 3 vehicles. The ground floor offers a small entrance hall with stairs that take you up to the first floor. This leads you into a cosy front living room which benefits a large bay window and fitted shutters, plus there is a working cast iron log burner and feature fireplace. Then glazed French doors invite you to the kitchen/diner, another welcoming space ideal for socializing. With a designated dining area and well equipped kitchen, this then leads out to a pleasant conservatory overlooking the rear garden. The first floor comes with a modern family bathroom and 3 good size bedrooms. Outside there is a pretty rear garden laid to patio which makes for easy maintenance! A large summer house/office has power and light connected to it, plus there is an additional side shed for storage. There is also a super covered seating area in the corner. Additional benefits include gas central heating (boiler fitted in 2024), double glazing and bespoke window shutters.

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

- Quiet Cul-De-Sac Location • Walking Distance of Chipping Sodbury High Street and Waitrose • Semi Detached
- 3 Good Size Bedrooms • Ample Driveway Parking • Kitchen/Diner • Lounge with Bay-Window to the front
- Attractive Rear Garden with Summer House/Office • Conservatory • Council Tax Band - C South Gloucestershire Council

Directions

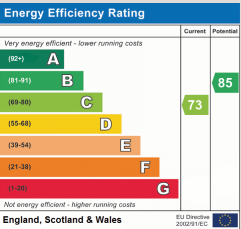
From our office on the corner of the High Street and Hounds Road, follow Hounds Road toward Cotswold Road and just prior to this, turn left into Woodmans Road. Follow for a short distance until you see Burgage Close on your right hand side. Once turned in number 18 will be just before the end on your right.

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

Tenure - Freehold

Additional Information -

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



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