

Ground Floor
Area: 58.9 m² ... 634 ft²

First Floor
Area: 42.3 m² ... 455 ft²

Total Area: 101.2 m² ... 1089 ft²

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

4 Inglestone Road, Wickwar, South Gloucestershire GL12 8NH

Owned by the same family since new (circa 75 years!) this lovely three bedroom semi-detached home is now available with NO ONWARD CHAIN! Centrally located in this popular village it offers just a short easy stroll to either the High Street, the local primary school or to nearby country walks. The plot size is suprisingly large as there is a single storey addition to the side which if wanted could be replaced by a double storey extension as can be seen with the neighbouring property. (We are informed that planning for this was passed but has since expired). This extra width also gives the gardens to both front and rear a huge advantage with additional space and at the back of the property there is access to a large off street parking area which would cater for a number of cars. Inside the house the accommodation is as clean as a whistle and has had some updates over the years, but it still offers the opportunity for someone to put on the own mark and improve where necessary. The accommodation comprises of a lounge to the front with open fireplace, a separate dining room to the rear and a kitchen which leads into the side addition. The side addition now functions as a large utility room with WC but could easily be reconfigured to include a study or office. Upstairs there are two double bedrooms - both with attractive feature fireplaces - and a single room. The main bedroom also has a lovely far reaching view of the Cotswold Ridge hills in the distance. The bathroom has a white three piece suite. To the rear, the garden is partially planted with mature bushes and shrubs on one side whilst the other side has been used for vegetable growing and is a blank canvas should someone want to return it to lawn.

Situation

With countryside surrounds and a quaint conservation High Street dating back to the 15th century, Wickwar has its own Public House, High Street Social Club, café, hairdressers and youth centre. There are also village playing fields just a stroll from the centre of the village, many local country walks and the picturesque Holy Trinity Church which has a beautiful location just north of the village. Alexander Hosea Primary School is in the village and is very popular, whilst there are several secondary schools in the area which are also of good reputation including the nearby, Katharine Lady Berkeley Secondary School which is in the catchment for most of the village. Wickwar is also ideal for commuters as the M4 Junction 18 is circa 8.7 miles to the south (passing by Chipping Sodbury) whilst the M5 Junction 14 is only 4.5 miles to the north-west. Chipping Sodbury and Yate are only minutes' drive away and have many shops, a selection of supermarkets, sports facilities and a train station direct to Bristol.

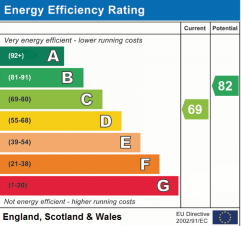
Property Highlights, Accommodation & Services

- NO ONWARD CHAIN! • Semi-Detached Home in Popular Central Village Location
- Ideal Opportunity to Improve, Upgrade or Extend if Wanted (subject to planning permission)
- Large Plot with Lots of Front Garden and Big Rear Garden split into Two Sections for Cultivation and Mature Shrubs/Young Trees
- Three Bedrooms Plus Bathroom Upstairs
- Two Receptions and Kitchen, PLUS Large Single Storey Addition with Spacious Utility Area and WC
- Secure Gated Driveway with Heaps of Space for Vehicular Parking • Gas Central Heating and UPVC Double Glazing
- Council Tax Band C - South Gloucestershire Council

Directions

From the High Street turn into North Road by the Fox and Maple Public House. Follow till the end and then turn right onto Inglestone Road.

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