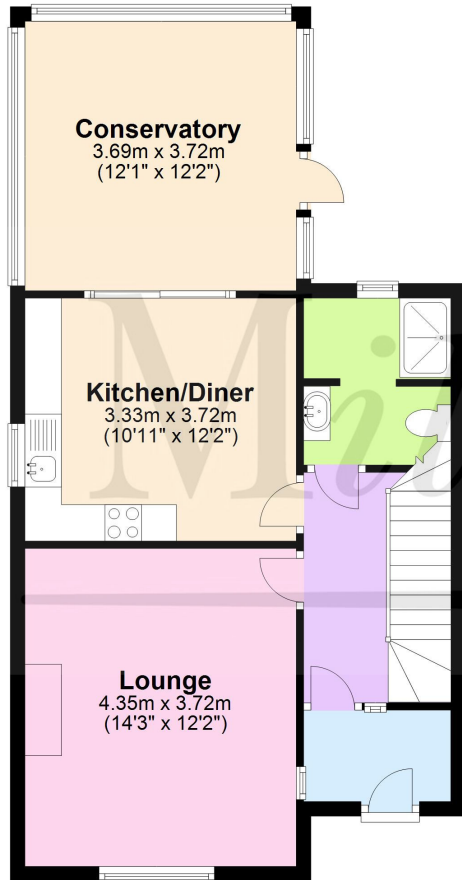




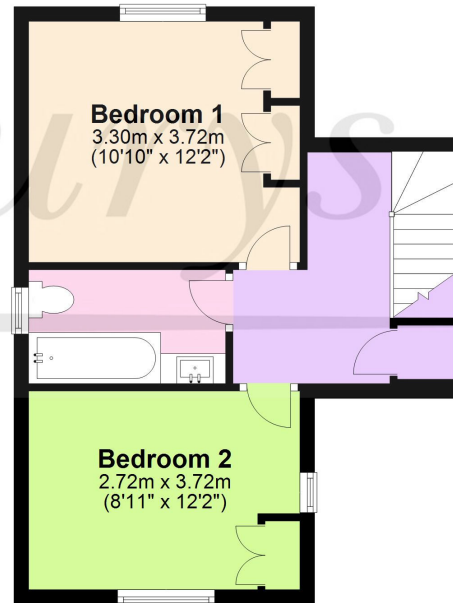
### Ground Floor

Approx. 57.6 sq. metres (619.9 sq. feet)



### First Floor

Approx. 35.6 sq. metres (383.5 sq. feet)



Total area: approx. 93.2 sq. metres (1003.4 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floor plan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error.  
Plan produced using PlanUp.



# 16 Arnold Court, Chipping Sodbury, Bristol BS37 6EF

Situated in a small private road just a short level stroll from Chipping Sodbury High Street, this sought after cul-de-sac has just 8 properties and benefits from a lovely private feel whilst enjoying all of the amenities that the High Street offers. This sizable detached property was constructed in the 1980s specifically for the over 55s and has also had a wet room/shower room added to the WC on the ground floor. The accommodation comprises of a good size lounge with gas flame effect feature fireplace and a pretty outlook down the cul-de-sac. Then a kitchen/diner with direct access to a very large conservatory that overlooks the rear garden. You will also find a welcoming entrance hall with stairs leading up to the first floor which provides two good sized double bedrooms and a white fitted bathroom. Externally you will find a detached single garage with an electric up and over door and driveway parking for several cars plus there is a manageable enclosed rear garden laid to lawn and patio which has a pedestrian access to the garage. There is also a pretty landscaped garden to the front of this lovely house which is offered for sale with NO ONWARD CHAIN! (A nominal management fee of £50 P.A applies toward any road upkeep.)

## 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. The nearby Yate train station (approx. 1.9 miles away) also provides good transport links for commuters to Bristol. The attractive 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 just two), a lovely common, golf course, cricket, rugby, football and tennis clubs. The centrally located Waitrose store has excellent parking and a cafeteria, whilst nearby Yate has a fantastic selection of shops and supermarkets in its large Shopping Centre, a Health and Fitness Leisure Centre plus the Cinema Complex so all your needs are catered for!

## Property Highlights, Accommodation & Services

- Detached 2 Bedroom House
- Located at Far End of Small Private Cul-de-Sac
- Fantastic Central Position in the Town, Just a Short Stroll to All the Amenities and Shops
- No Onward Chain !
- Kitchen / Diner
- Large Conservatory
- Downstairs Cloakroom and Shower Room
- Single Garage & Driveway
- Age Restrictions of 55 Years Old Applies
- Council Tax Band - C - South Gloucestershire Council

## Directions

From the High Street turn into Hounds Road which is alongside our office and then after just some 100 metres you will see Arnold Court on your left. Go to the far end where number 16 will be on your left.

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

**Tenure** - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	61

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