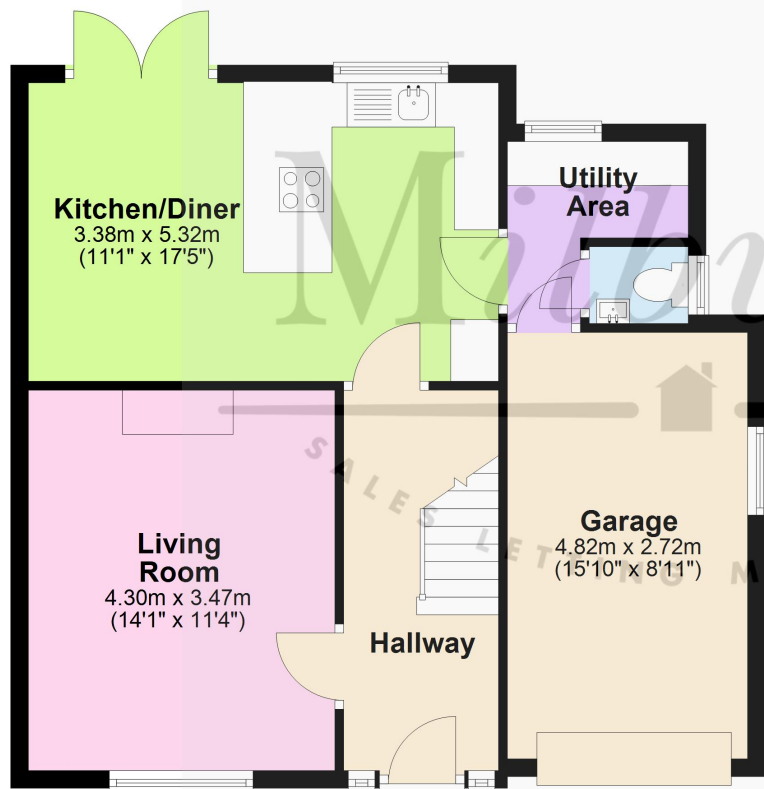




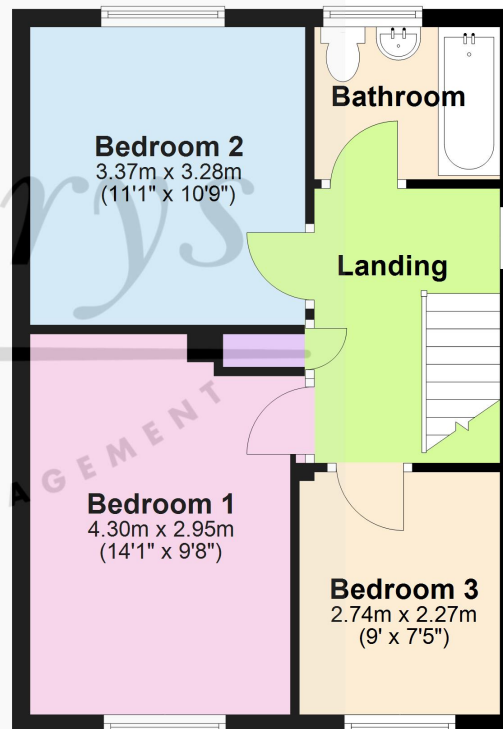
Ground Floor

Approx. 59.9 sq. metres (644.3 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.8 sq. feet)



Total area: approx. 101.2 sq. metres (1089.1 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.



74 Cotswold Road, Chipping Sodbury, South Gloucestershire BS37 6DS

We are pleased to present this refurbished semi-detached home with a lovely, spacious contemporary feel throughout! On entering the house a welcoming hallway brings you through to a nice and bright sitting room complete with log burner. Spanning across the rear of the property is a modern kitchen/diner with patio doors overlooking the rear garden, which is also a nice and bright room and fitted with modern appliances, units and worktops. There is also a utility area, downstairs guest cloakroom and access to an attached single garage. On the first floor are two double bedrooms and a good size single bedroom along with a modern family bathroom. The property has driveway parking to the front of the garage whilst to the rear there is a pleasant size rear garden which is mainly laid to lawn. Along with being just a short stroll to Chipping Sodbury High Street, this is a lovely property in great condition with a super convenient location. In addition the current owners have planning permission for extending into the loft space to create a bedroom with ensuite facility and storage. Planning Application Ref. No: P23/00407/CLP

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

- Spacious Semi-Detached Home.
- Short Stroll to Chipping Sodbury High Street and Waitrose
- House Refurbished Circa 5 Years Ago
- Modern Kitchen/Diner Plus Lounge with Log Burner!
- Three Bedrooms
- Utility Area and Downstairs Cloakroom
- Attached Garage and Driveway Parking
- Close Proximity To Local Primary and Secondary Schools
- Planning Permission For Loft Extension - Planning Application Number P23/00407/CLP
- Council Tax Band - C South Gloucestershire Council

Directions

From A432 Cotswold Road travelling in the direction of Yate, take the left turning into Kingrove Lane. Once in follow the road round to the left and then left again where you will find the property located on the right hand side, fronting the road.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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