

**Ground Floor**  
Area: 65.0 m<sup>2</sup> ... 700 ft<sup>2</sup>

**First Floor**  
Area: 41.3 m<sup>2</sup> ... 445 ft<sup>2</sup>

**Total Area: 106.3 m<sup>2</sup> ... 1145 ft<sup>2</sup>**

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



# 8 Walshe Avenue, Chipping Sodbury, South Gloucestershire BS37 6NR

Set in a sought after small cul-de-sac due just off St Johns Way, Walshe Avenue is popular for the lovely walks and views across nearby Chipping Sodbury Common, plus having an easy flat walk to the High Street with all the local amenities on offer. This 3 bed detached home has been owned by the same family since new and is now offered to the market with NO ONWARD CHAIN! The property is in need of refurbishment and upgrading although the gas boiler has been replaced. The layout is generous and offers an entrance hallway with access to a downstairs guest cloakroom, living room with access out to the rear and then a sizable L-shape kitchen/diner to the front. Upstairs you will find three bedrooms and the family bathroom. Outside the rear garden is enclosed and is a good size (in need of clearing) plus there is also an attached oversized single garage with driveway parking. Potential for someone to make a wonderful detached family home in a lovely location!

## 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

- Offered With No Onward Chain! • Three Bed Detached House
- Popular Smaller Cul-de-Sac close to Country Walks and the Common • Close To Chipping Sodbury High Street
- Replaced Gas Boiler • In Need Of Updating And Modernisation • Living Room and L-Shape Kitchen/Diner
- Sizable and Enclosed Rear Garden • Attached Single Garage with Driveway Parking
- Council Tax Band - D - South Gloucestershire Council

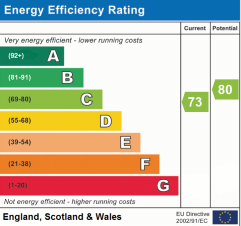
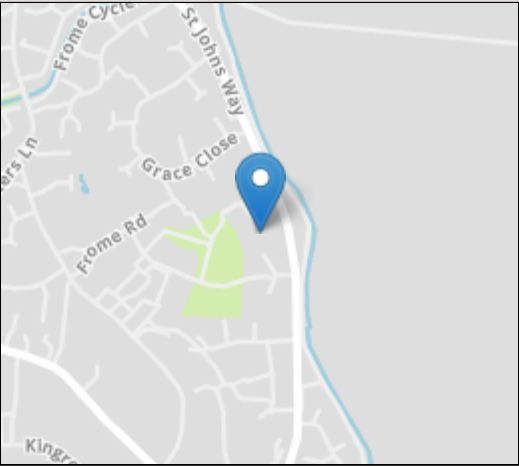
## Directions

Leaving Chipping Sodbury on the Wickwar Road, continue straight over the mini-roundabout and at the next roundabout turn right onto St Johns Way. Continue along where Walshe Avenue will be the 8th turning on the right hand side. Once in follow the road as it bears to the left and number 8 will be found in front of you.

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

**Tenure** - Freehold

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



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