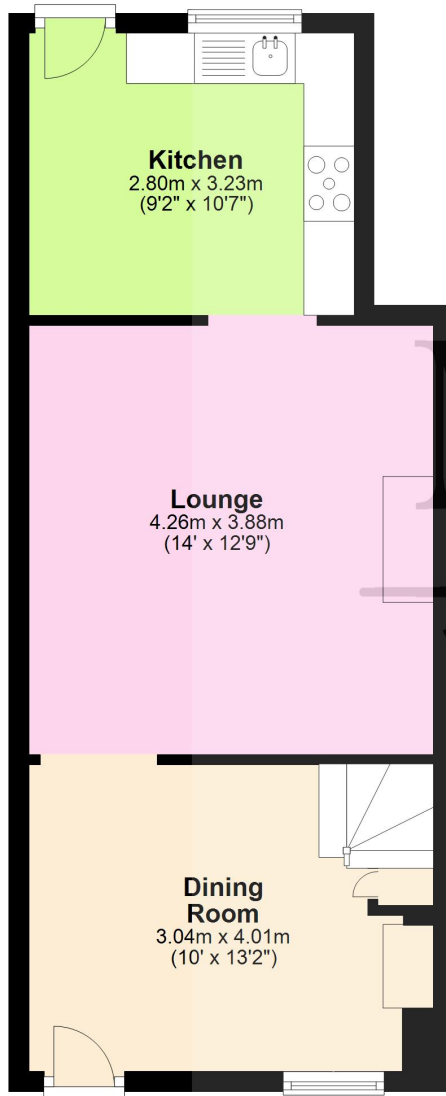




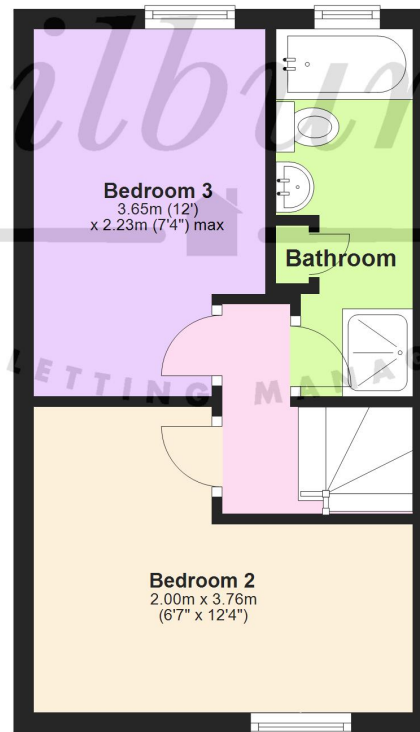
Ground Floor

Approx. 39.0 sq. metres (420.0 sq. feet)



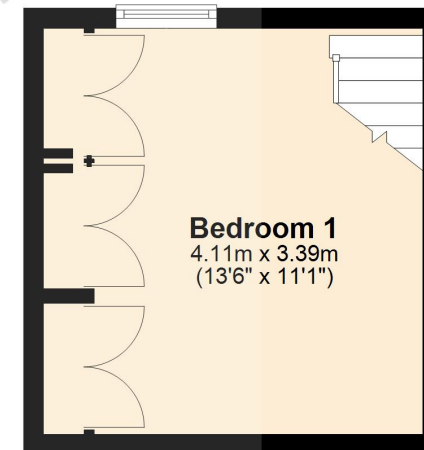
First Floor

Approx. 25.2 sq. metres (271.3 sq. feet)



Second Floor

Approx. 15.1 sq. metres (163.1 sq. feet)



Total area: approx. 79.4 sq. metres (854.4 sq. feet)

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

46 Horse Street, Chipping Sodbury, South Gloucestershire BS37 6DB

A slice of history! We are delighted to offer this beautiful Grade II listed property, offered with NO ONWARD CHAIN! Set just off the popular High Street and believed to date back to the 17th Century, this mid-terrace cottage boasts an attractive frontage and period features as you would expect. Entering the property you will find a lovely entrance reception (currently the dining room) complete with inglenook fireplace and stairs leading to the upper floors. Moving through the dining room, a good size living room with a further feature wood burner plus quirky book cases and inset storage. This then brings you to a well equipped kitchen to the rear, overlooking a sunny, southerly facing rear garden. The first floor offers a modern bathroom with double shower, bath, basin and a WC. Then bedrooms 2 and 3. A further staircase brings you to the master bedroom on the 2nd floor, this having modern and clever storage fitted. The cottage also benefits from freshly laid carpets. Externally there is a lovely and quite private rear garden which has a small courtyard area and then some steps which lead to an upper level where you will find space for dining and for a shed.

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

- NO ONWARD CHAIN • Grade II Listed Mid -Terrace Cottage • Centrally Located Character Property • 3 Double Bedrooms
- Set Over Three Floors • Beautiful Fireplaces • 2 Reception Rooms • Stylish Bathroom • South-Facing Garden
- Council Tax Band B - South Gloucestershire Council

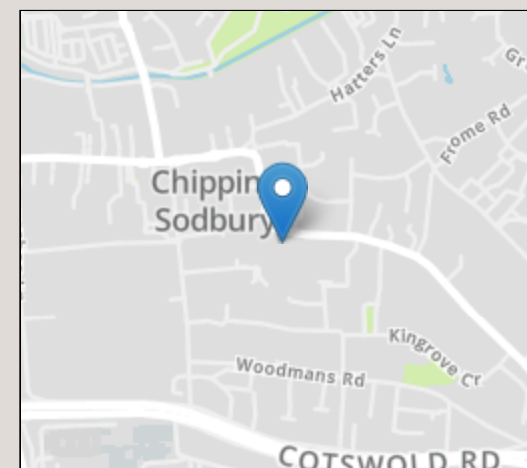
Directions

From our office stroll to the War Memorial at the bottom of the High Street and continue to the right into Horse Street. Then go around the left bend where you will shortly find number 46 on your right hand side.

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

Tenure - Freehold

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



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk

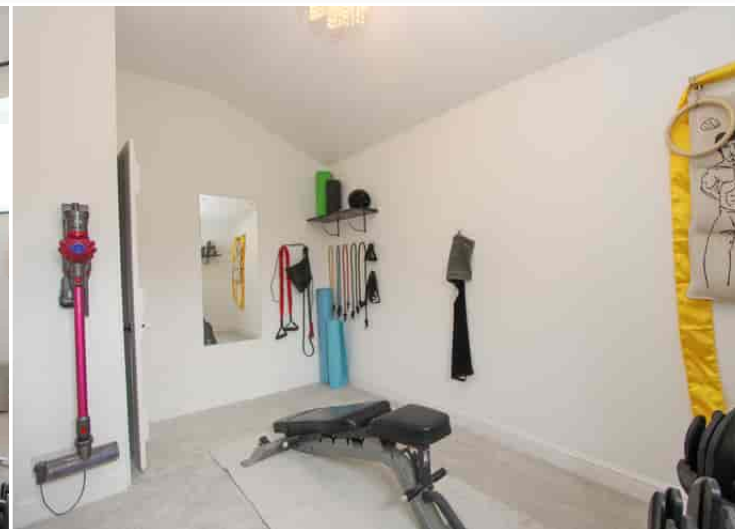




Milburys



SALES LETTING MANAGEMENT



www.milburys.co.uk

