

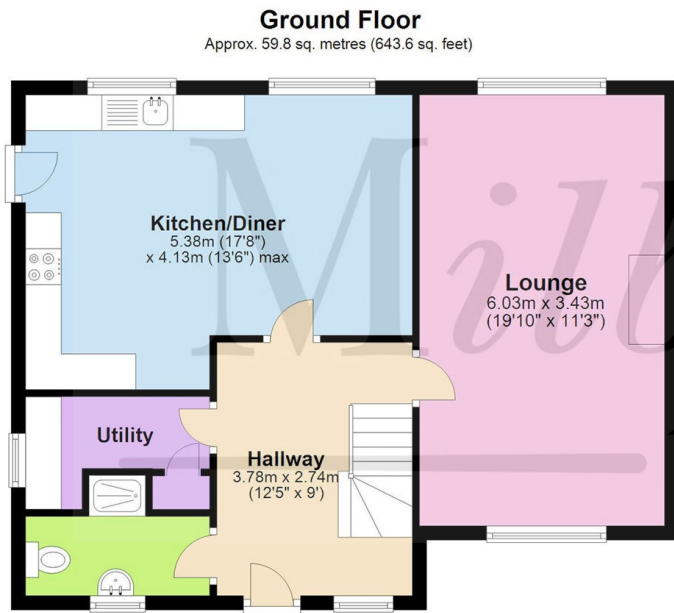
Milburys

SALES LETTING MANAGEMENT



64 Inglestone Road, Wickwar, South Gloucestershire, GL12 8NH

£445,000



Total area: approx. 113.6 sq. metres (1222.3 sq. feet)

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



64 Inglestone Road, Wickwar, South Gloucestershire GL12 8NH

This detached family home is situated on a popular cul-de-sac in close proximity to the local amenities found in the village (a nearby path takes you directly to the High Street) plus there is easy access to the surrounding countryside via public footpaths. Likewise the sought after Alexander Hosea Primary School is also only a short stroll away from the property making it an ideal family home. Inside the property the accommodation comprises on the ground floor of a good size hallway leading to a spacious kitchen/diner, lounge, downstairs shower room and utility room. Upstairs there are four double bedrooms - the master having a modern ensuite - and a family bathroom. A double garage is located at the rear of the property and has a pedestrian access leading to it from the garden, plus there is off street parking to the front of the garage. The rear garden is mainly laid to lawn and is fully enclosed with a westerly aspect. The property also has gas central heating with a combination boiler installed in 2020 plus it is in the catchment for Katharine Lady Berkeley Secondary School.

Situation

With countryside surrounds and a quaint conservation High Street dating back to the 15th century, Wickwar has its own Public House, High Street Members 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, a cinema, sports facilities and a train station direct to Bristol.

Property Highlights, Accommodation & Services

- Four Bedroom Detached Home in Popular Village
- Lounge plus Kitchen/Dining Room
- Downstairs Shower Room
- Utility Room
- Double Garage
- Four Double Bedrooms
- UPVC Double Glazing
- Enclosed Sunny Rear Garden
- Gas Central Heating with Combi Boiler Installed 2020
- Council Tax Band E - South Gloucestershire Council

Directions

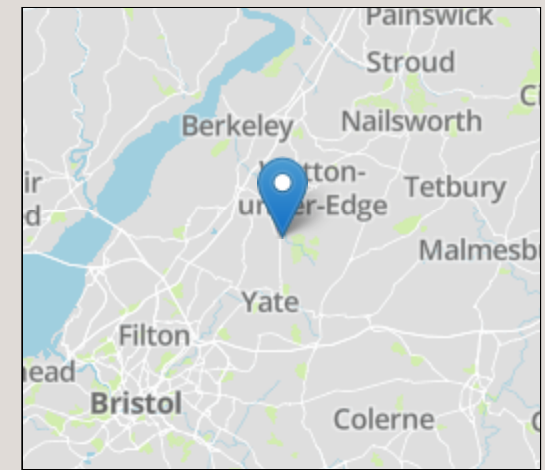
From our office take the Wickwar Road (B4060) and follow the High Street until you see North Street on your right, just prior to the Public House. Turn in and follow the road to the end, then follow Inglestone road to your right and just prior to the bollards at the end you will see number 64 on the corner on your right.

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

Tenure - Freehold

Additional Information -

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



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | 73 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Director General | 2013 |

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