

The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT

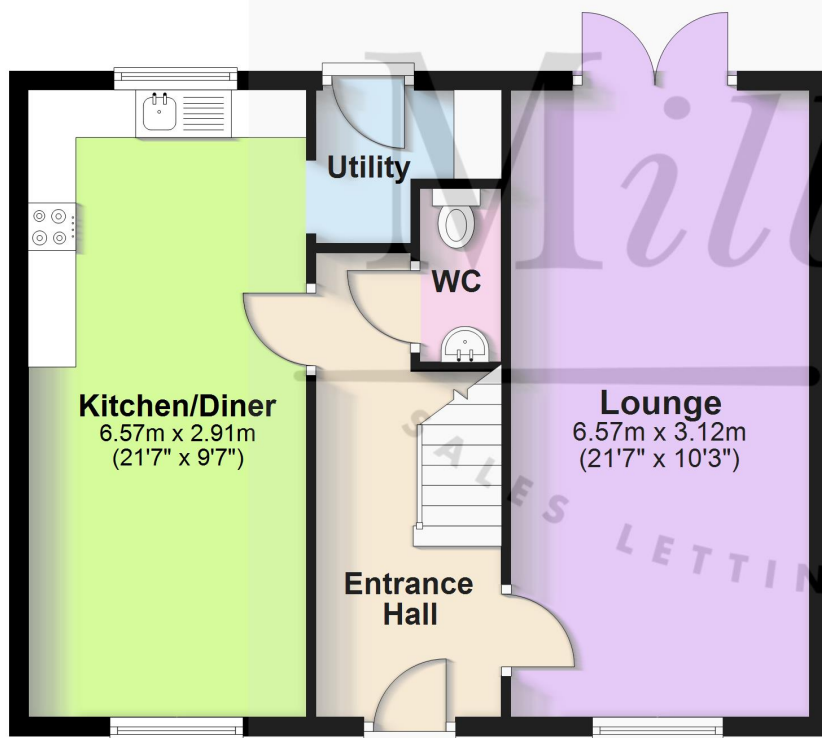


34 Walter Road, Frampton Cotterell, South Gloucestershire BS36 2FR

£475,000

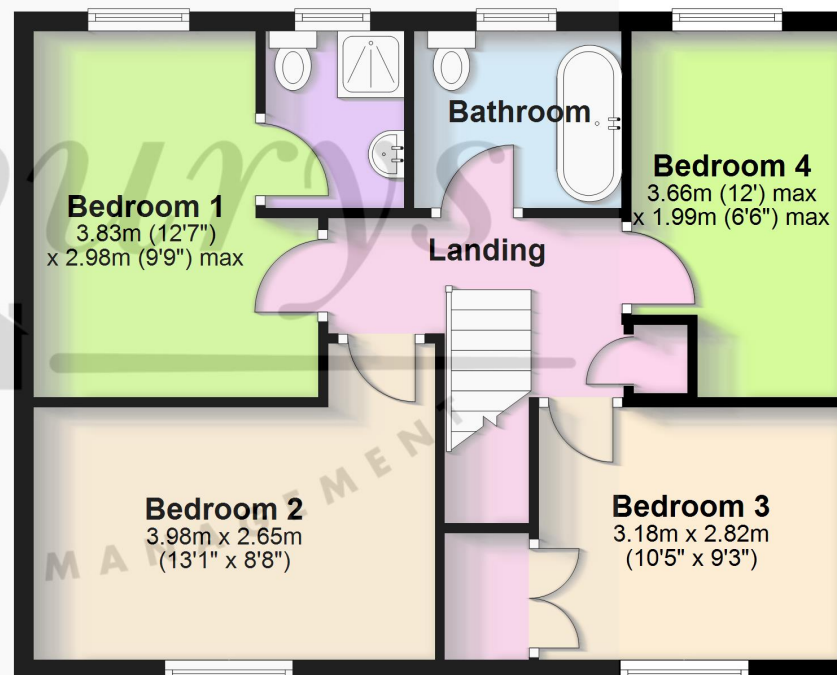
Ground Floor

Approx. 53.8 sq. metres (578.7 sq. feet)



First Floor

Approx. 53.7 sq. metres (578.0 sq. feet)



Total area: approx. 107.5 sq. metres (1156.7 sq. feet)

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

34 Walter Road, Frampton Cotterell, South Gloucestershire BS36 2FR

NO ONWARD CHAIN! Walter Road is a modern cul-de-sac on a small housing development which was built in 2012. This 4 bedroom detached home is VACANT and presented in great order as has been professionally cleaned and decorated having been accepted as a part-exchange property for the new-build company who are selling it. The accommodation comprises of a kitchen/diner which runs from front to rear and over looks the rear garden, whilst on the other side of the house there is a good size lounge. There is also a downstairs WC and a utility room which comes off from the kitchen. Upstairs has 4 bedrooms, a family bathroom and an ensuite shower room. Outside there is a small pretty front garden and a driveway to the side of the house which has an Electric Car Charging Point and leads to a single garage. At the rear the garden is fully enclosed and secure by a high brick wall plus there is a pedestrian door to the front. The location is very popular for those wanting easy access to countryside surrounds and also for main road links which can take you into Bristol.

Situation

The village of Frampton Cotterell enjoys countryside surrounds including the beautiful Frome Valley River Walk whilst also having easy road and train access to Bristol making it ideal for commuters. The village has a selection of local shops and cafes in addition to the nursery and toddler groups, plus there are several infant and primary schools which have received Good and Outstanding Ofsted reports. There are also Sporting facilities which include football, rugby, tennis and cricket clubs. Frampton is in the catchment for The Winterbourne Academy (state secondary school). The nearby Kendleshire Golf Club and Bitterwell fishing lake are just minutes drive away whilst Bristol city centre is approx 9.2 miles and Parkway Train Station is approx. 4.2 miles. The Hambrook Junction of the M32 (M4 Junction 19) is circa 5.6 miles away.

Property Highlights, Accommodation & Services

- NO ONWARD CHAIN - Vacant Property!
- Freshly Decorated and Professionally Cleaned for Sale!
- Detached Four Bedroom Home
- Small Modern Cul-de-Sac
- Kitchen/Diner Plus Good Size Lounge
- Downstairs WC and Utility Room
- Enclosed Rear Garden Laid to Lawn
- Gas Central Heating, Mains Drainage and Double Glazing
- Single Garage and Driveway Parking
- Council Tax Band E - South Gloucestershire Council

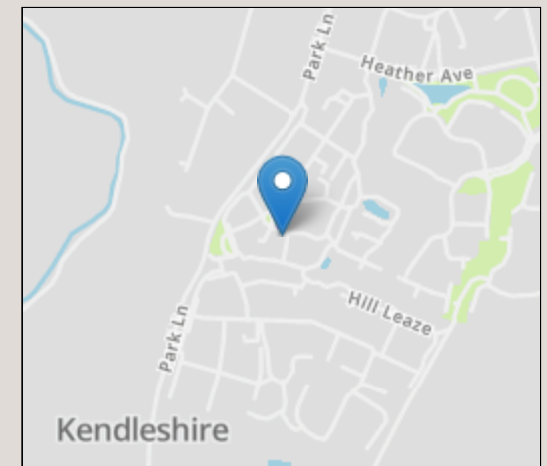
Directions

From Park Lane (which runs through Frampton Cotterell) you take the turning onto Heather Drive and after a short distance turn right at the small mini-roundabout onto Wylington Road. Continue until you see Walter Road on your left hand side, turn in and shortly after you will see number 34 on your left hand side.

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

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		89
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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