

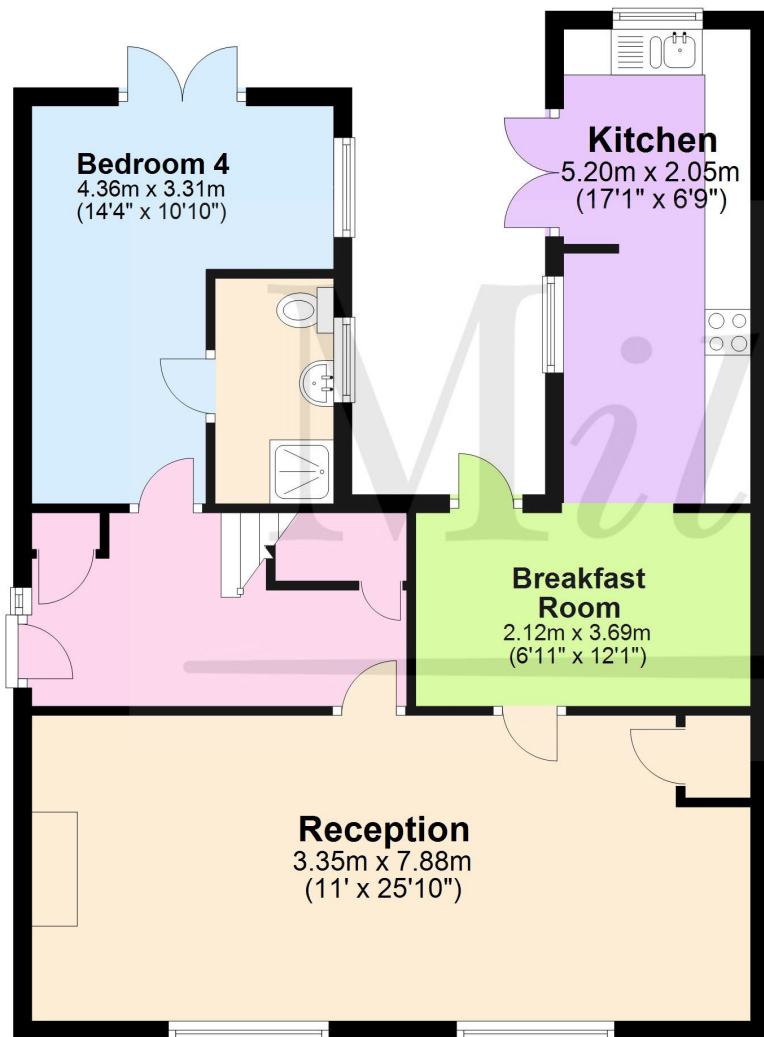


8 Mead Road, Chipping Sodbury, Bristol, Gloucestershire BS37 6DQ

£385,000

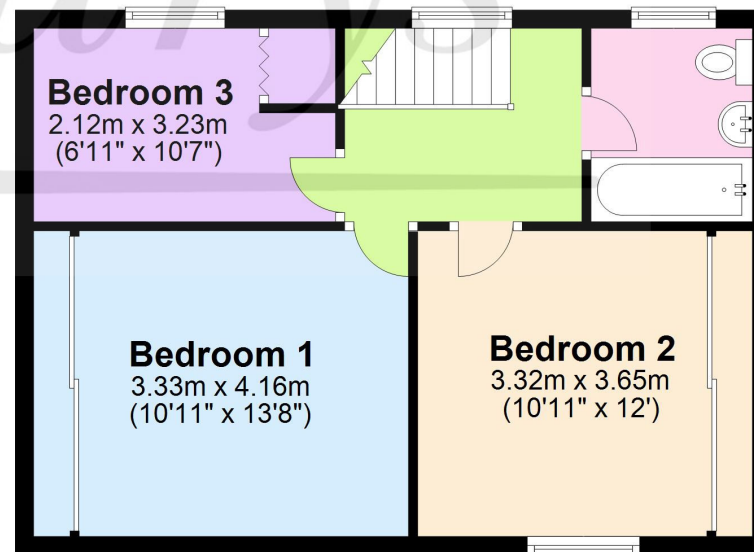
Ground Floor

Approx. 69.6 sq. metres (748.8 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.3 sq. feet)



Total area: approx. 113.3 sq. metres (1219.0 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

8 Mead Road, Chipping Sodbury, Bristol, Gloucestershire BS37 6DQ

Offered for sale with NO ONWARD CHAIN! This beautifully presented property is sure to impress, located just off Horse Street, Mead Road is an easy short stroll to Chipping Sodbury High Street and all the local cafes, pubs and amenities. A popular area for families as its just a few minutes walk from St Johns Mead Primary School and Chipping Sodbury Secondary School. Entering the house, the ground floor has a bright and light entrance hallway with parquet flooring, which leads to a ground floor extension that now provides a forth bedroom with En-suite shower room. To the front of the property you will find a lounge/diner with feature fireplace, an extended kitchen/breakfast room which is fitted with White units and black worktops along with doors leading to the rear garden. On the first floor there are two large double bedrooms, both with fitted wardrobe, there is also a single bedroom and a refitted family bathroom on this floor. The property has been fitted with replacement oak internal doors and has been updated. Externally, the rear garden is laid to a large lawn area and patio area, which is perfect for a keen gardener or a growing family.

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
- Semi Detached
- 4 Bedrooms
- En suite Shower Room to Ground Floor Bedroom 4
- Walking Distance Of Chipping Sodbury High Street
- Large Rear Garden
- Immaculately Presented
- Driveway Parking
- Large Lounge/Diner
- Council Tax Band - B - South Gloucestershire Council

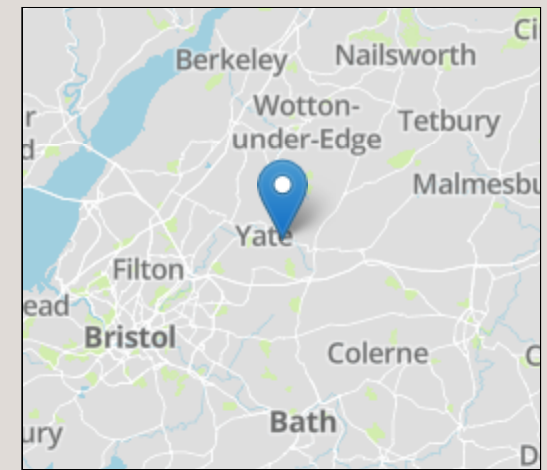
Directions

Leaving Chipping Sodbury High Street, head to the bottom where the road turns into Horse Street, bear right and follow the road round where you will find Mead Road on your right hand side. No. 8 is just on the left.

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

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		
(69-80)	C		81
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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