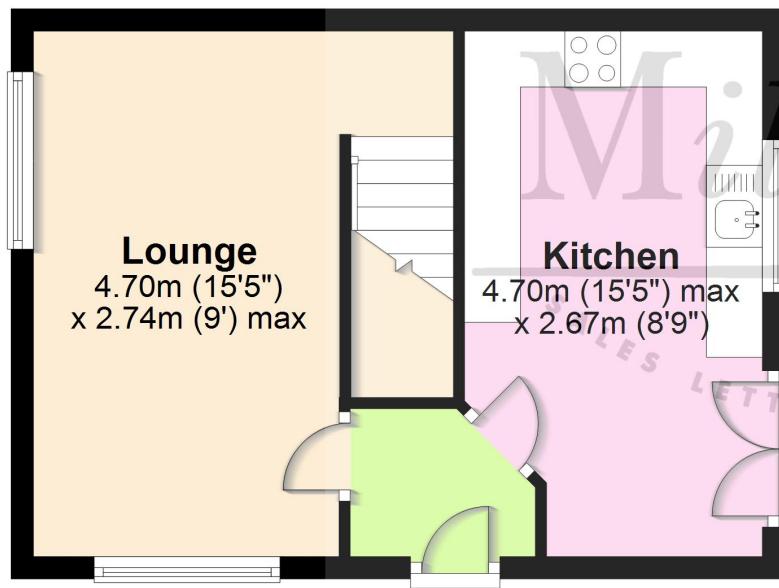




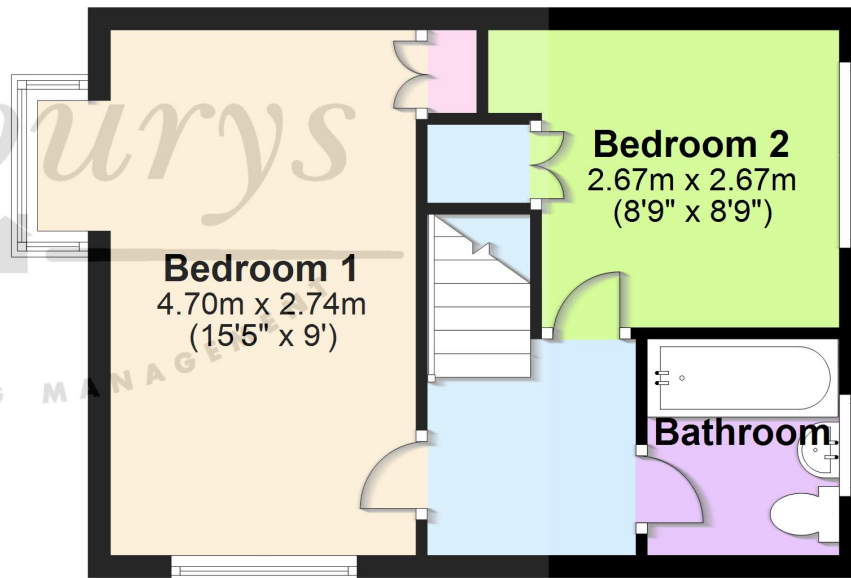
## Ground Floor

Approx. 30.7 sq. metres (330.5 sq. feet)



## First Floor

Approx. 30.8 sq. metres (331.5 sq. feet)



Total area: approx. 61.5 sq. metres (662.0 sq. feet)

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

# 14 Grace Close, Chipping Sodbury, South Gloucestershire BS37 6NS

Offered for sale with NO ONWARD CHAIN! This well presented and fully detached property offers generous living space complimented by superb gardens and ample parking, all in a desirable cul-de-sac setting. Chipping Sodbury High Street and all the local amenities are only minutes away, as is Chipping Sodbury Common. The accommodation offers lounge and kitchen on the ground floor with two double bedrooms and a modern fitted bathroom on the first floor. To the front the house is set back by a generous lawned area stocked with mature shrubs and plants. A driveway for parking leads to the single garage. The rear garden is of a good size and enjoys a private aspect plus a patio extends from the house leading onto the lawn. The garden has a walled and fence boundary so quite private, a secondary patio area plus a pedestrian access from the garden into the garage. The garage has power and lights.

## 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 ! • Detached House • Cul De Sac Location • Walking Distance of Chipping Sodbury High Street and Waitrose
- Close to Country Walks and Chipping Sodbury Common • 2 Bedrooms • Kitchen/Diner • Good Size Garden
- Single Garage & Driveway Parking • Council Tax Band - C South Gloucestershire Council

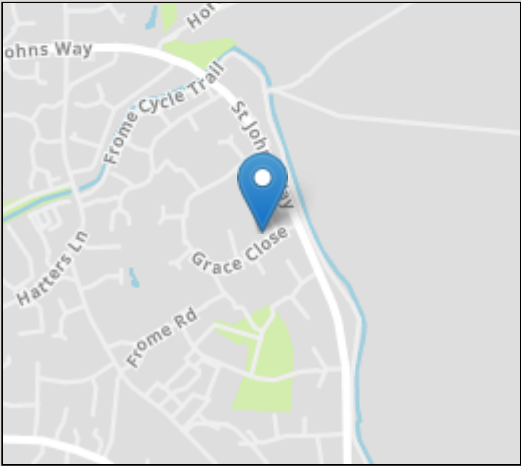
## Directions

From Chipping Sodbury High Street take the Wickwar Road up to the mini-roundabout and turn right into St Johns Way. Grace Close is a short drive on the right hand side. where number 14 will be found at the end of the first cul-de-sac on your right.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: mil\_sodburysales@milburys.co.uk Tel: 01454 318338



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	87
(69-80) C	71
(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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