



8 Rogers Court, Chipping Sodbury, South Gloucestershire BS37 6BR

£375,000

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Set over 3 floors, this beautifully presented town house is situated just a short stroll from the popular Chipping Sodbury High Street. Rogers Court is an attractive cul-de-sac built in 2001. The property has been recently updated by the current owners and is now a delightful family home with 3 double bedrooms. The ground floor offers a welcoming entrance hall with a downstairs WC, then a refitted kitchen with integrated appliances, you will then find a designated dining area with large storage cupboard, this joins a good size living room, with views to the rear garden and double glazed French doors. The first floor provides two double bedrooms and a stunning family bathroom which has been refitted in recent years. Then the top floor offers a lovely master bedroom, with generous fitted wardrobes plus an ensuite shower room. Externally you will find an enclosed rear garden, laid to lawn and decking with a handy shed. Additional benefits include a double driveway, gas central heating and double glazing.

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. The nearby Yate train station (approx. 1.9 miles away) also provides good transport links for commuters to Bristol. The attractive 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 just two), a lovely common, golf course, cricket, rugby, football and tennis clubs. The centrally located Waitrose store has excellent parking and a cafeteria, whilst nearby Yate has a fantastic selection of shops and supermarkets in its large Shopping Centre, a Health and Fitness Leisure Centre plus the Cinema Complex so all your needs are catered for!

Property Highlights, Accommodation & Services

- Well Presented and Maintained
- Set over 3 floors
- Refitted Kitchen
- Refitted Family Bathroom, plus Ensuite Shower Room
- Light and Airy Lounge Overlooking Rear Garden
- 3 Double Bedrooms
- Enclosed Rear Garden And Garden Shed
- Walking Distance to Chipping Sodbury High Street, Schools and Waitrose
- Downstair WC
- Council Tax Band - D - South Gloucestershire Council

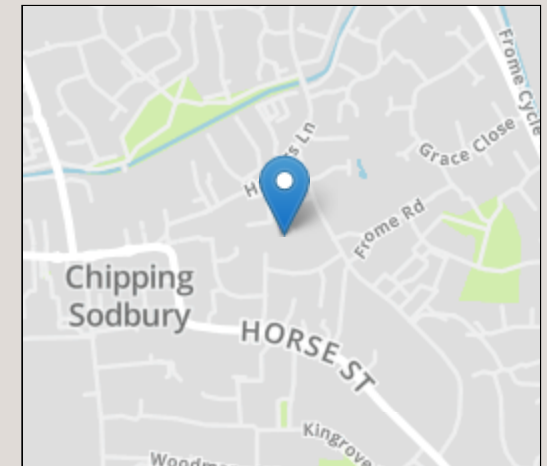
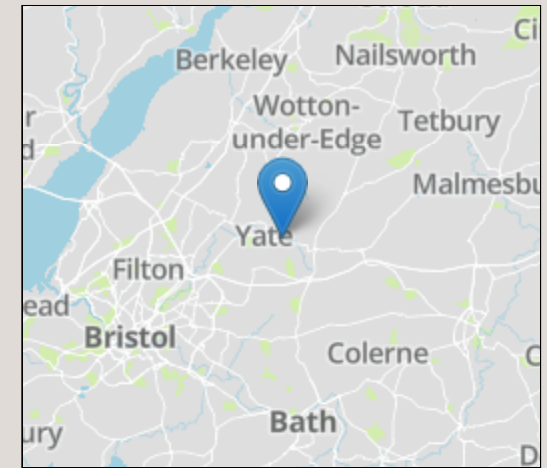
Directions

Leaving Chipping Sodbury High Street, join Hatters Lane at the war memorial on your left. Continue straight and veer to the right onto Gorlands Road. Take the first turning on your right into Rogers Court, No8 is on the left at the bottom of the cul-de-sac.

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

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	85
(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 Directive 2002/91/EC

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