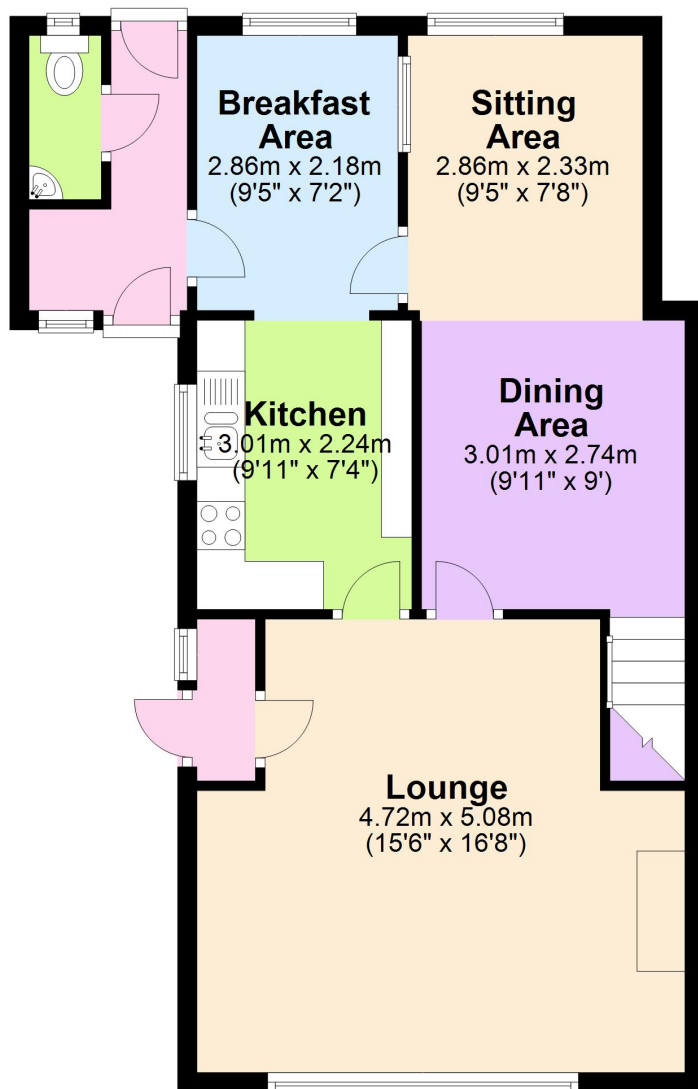




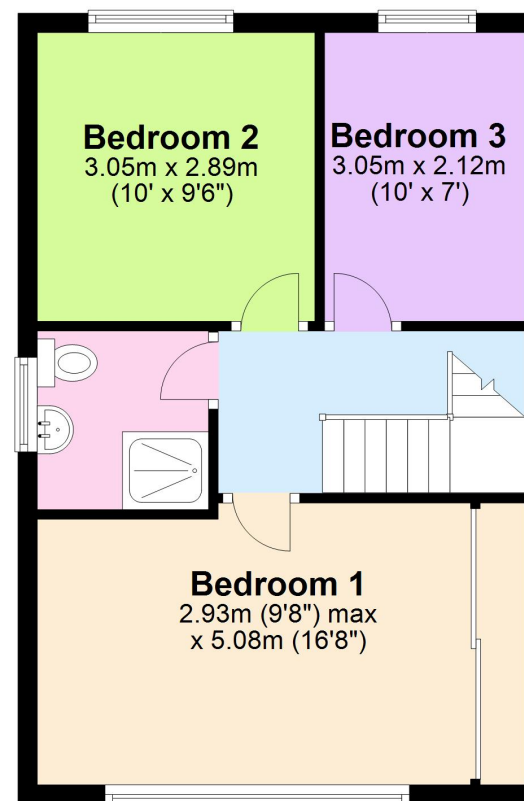
Ground Floor

Approx. 58.5 sq. metres (630.0 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.1 sq. feet)



Total area: approx. 98.3 sq. metres (1058.1 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floor plan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error.

Plan produced using PlanUp.

123 Roundways, Coalpit Heath, South Gloucestershire BS36 2LU

Situated in the popular village of Coalpit Heath, this sizable semi detached property is offered with NO ONWARD CHAIN! Located in an elevated position and just a stones throw from the local primary school and countryside walks. Boasting far reaching views across uninterrupted countryside fields, the property has been extended and offers a flexible layout to suit a growing family. The Ground floor provides an entrance hall, large lounge with views to the front, an extended dining/family room, then an extended kitchen/breakfast room that overlooks the rear garden. To the first floor you will find 3 good sized bedrooms and a family bathroom. To the rear a split level garden laid to lawn and patio then takes you down to a large double garage, with power and light, plus electric up and over garage door.

Situation

The village of Coalpit Heath enjoys attractive open countryside surrounds, such as the Frome Valley Walk. There are Public Houses and several local shops in addition to the Pre-School, Church and Village Hall. As well as two popular Primary Schools and it is also in the catchment for The Winterbourne Academy (state secondary school) which is located in the nearby village of Winterbourne. The local golf club and fishing lake are just minutes drive away whilst Bristol City centre is approx 8.5 miles and Parkway Train Station approx 5.5 miles away. The Hambrook Junction on the M32 (M4 Junction 19) is easily reached on the new Bristol ring road and is circa 3.3 miles away. Nearby Chipping Sodbury and Yate offer comprehensive shopping facilities.

Property Highlights, Accommodation & Services

- Extended Semi-Detached Home
- Far Reaching Uninterrupted Views to the Front Over Fields
- Kitchen/Breakfast Room With Room To Sit And Eat
- 3 Bedrooms
- Dining Room With Snug
- Living Room Complete With Feature Fireplace
- Main Shower Room and Downstairs Cloakroom
- Enclosed Rear Garden
- Large Double Garage
- Council Tax Band - C - South Gloucestershire Council

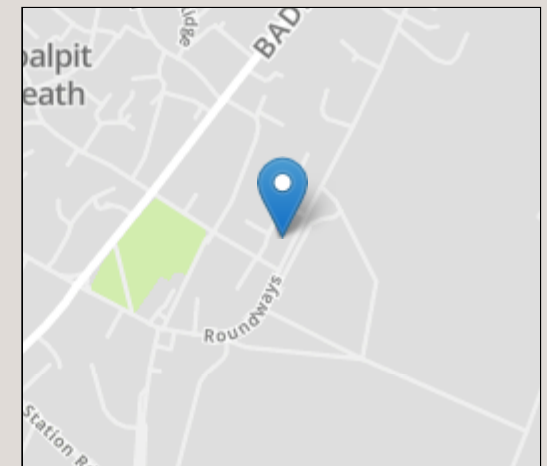
Directions

From the Badminton Road A432 travelling in the direction of the Ring Road, take the left turning at the traffic lights onto Roundways. Follow the road past the school as it bends to the left, no. 123 is found a short distance along on the left over looking the fields shortly after the turning for Southview Rise.

Local Authority & Council Tax - south gloucestershire council - Tax Band C

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		
(55-68)	D	66	80
(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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