

Milburys

SALES LETTING MANAGEMENT

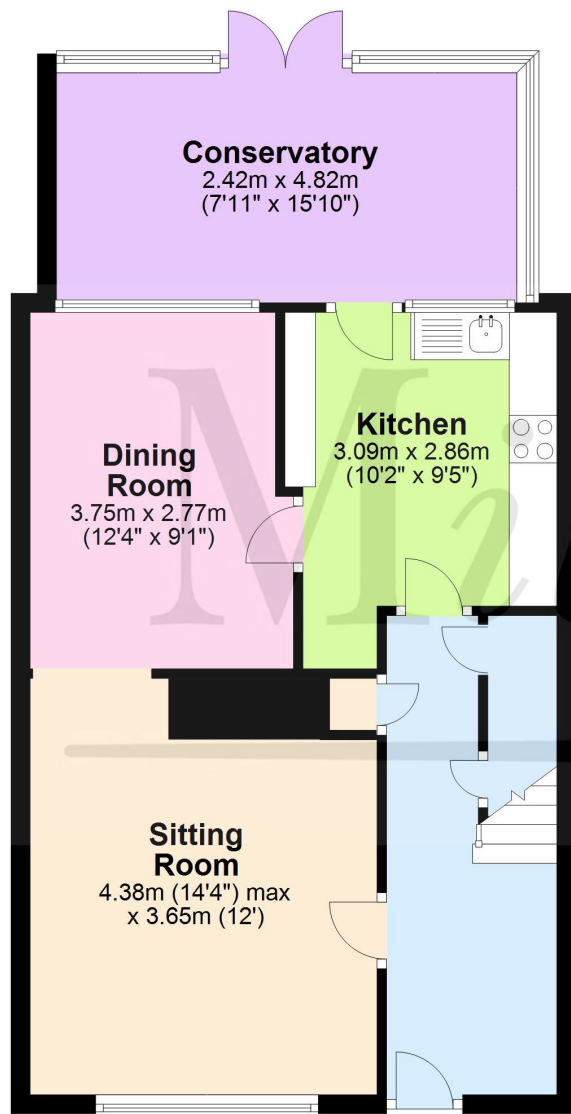
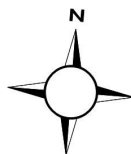


6 Melbourne Drive, Chipping Sodbury, South Gloucestershire BS37 6LB

£375,000

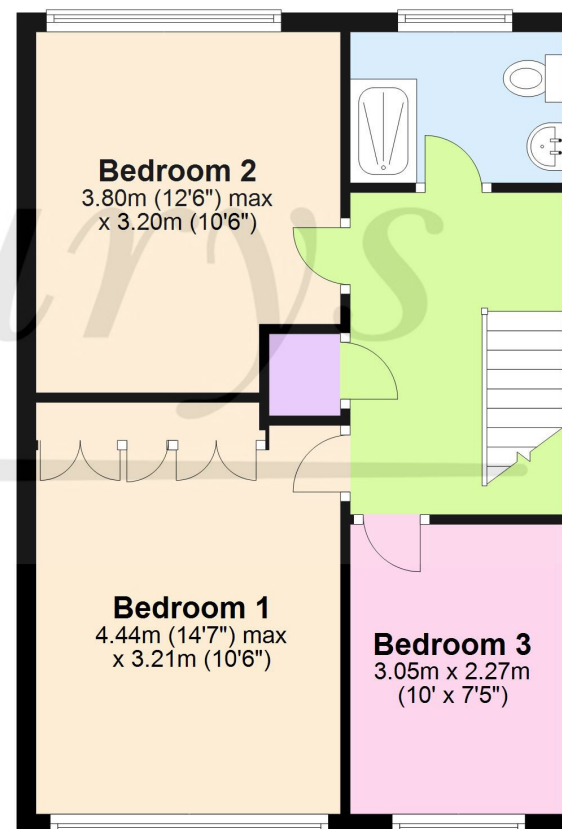
Ground Floor

Approx. 57.7 sq. metres (621.6 sq. feet)



First Floor

Approx. 46.1 sq. metres (495.9 sq. feet)



Total area: approx. 103.8 sq. metres (1117.6 sq. feet)

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

6 Melbourne Drive, Chipping Sodbury, South Gloucestershire BS37 6LB

Offered for sale with NO ONWARD CHAIN! This semi-detached home has a great, central position in the town as Melbourne Drive is an easy short walk to all of the shops, schools and amenities found nearby in the High Street / Horse Street. Chipping Sodbury is popular for its variety of shops, cafe's, public houses and of course having Waitrose all on your doorstep. The property itself has been invested in and well maintained over the years and now presents as a well looked after family home with a replaced kitchen plus a good size conservatory has been added. There is also a lounge and dining area on the ground floor whilst upstairs has three bedrooms and family bathroom. To the front and side there is attractive block paved off street parking which will cater for four cars, plus there is a single garage with an electric door. The rear garden is landscaped to include raised flower / growing beds and is exceptionally low maintenance. Additional benefits include double glazing and gas central heating.

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 historic 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), 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 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 Maintained and Beautifully Presented 3 Bedroom Semi-detached Home
- Central Chipping Sodbury Location - Just a Short Walk to the High Street
- No Onward Chain - All Ready to Move Into!
- Two Reception Rooms and Replaced Kitchen
- Conservatory
- Three Bedrooms
- Family Bathroom
- Easy Maintenance, Landscaped Rear Garden
- Attractive Brick Paved Driveway with Parking to the Front PLUS to the Side Leading to a Single Garage with Electric Door
- Council Tax Band C - South Gloucestershire Council

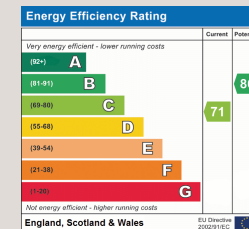
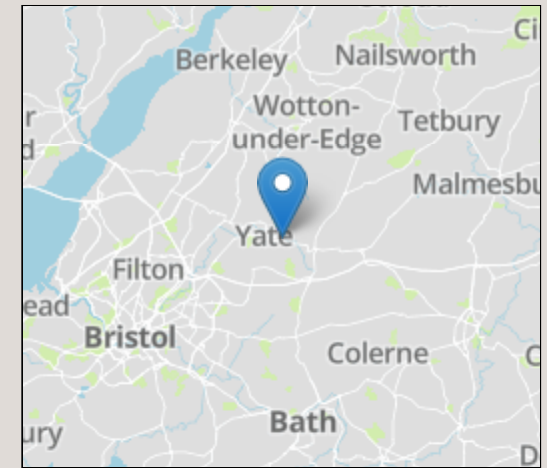
Directions

From our offices on the High Street, continue towards Horse Street and the War Memorial. Turn left into Hatters Lane and follow till you see the elevated entrance to Gorlands Road on your right. Follow Gorlands and Melbourne Drive will be shortly on your right.

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

Tenure - Freehold

Contact & Viewing - Email: chippingsodbury@milburys.co.uk Tel: 01454 318338



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