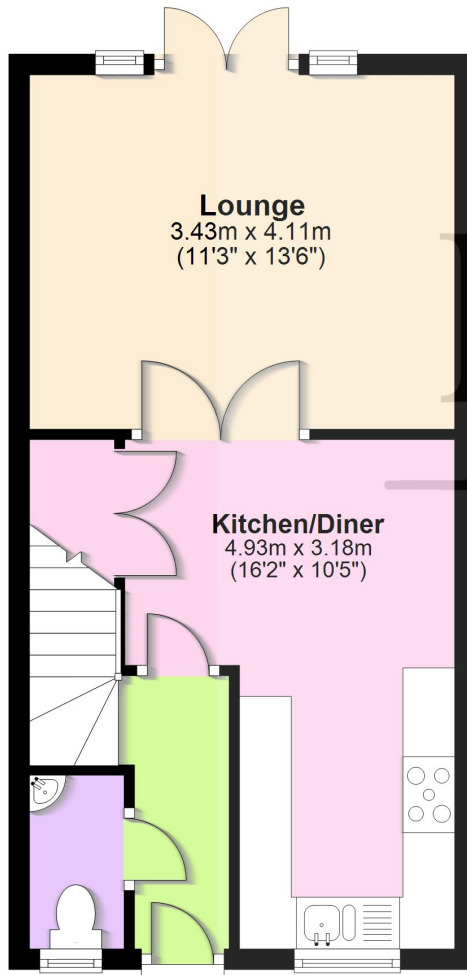




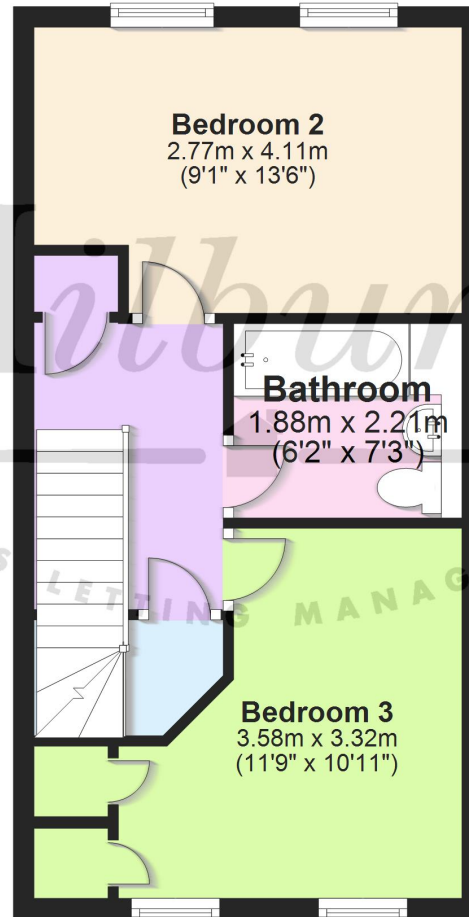
Ground Floor

Approx. 34.8 sq. metres (375.1 sq. feet)



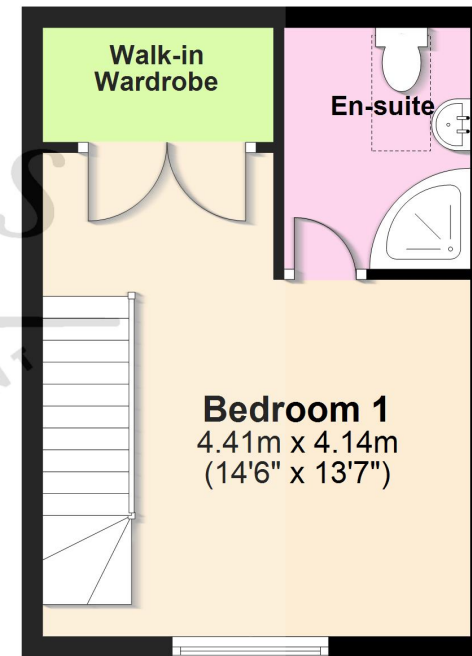
First Floor

Approx. 34.8 sq. metres (375.0 sq. feet)



Second Floor

Approx. 27.1 sq. metres (291.7 sq. feet)



Total area: approx. 96.8 sq. metres (1041.8 sq. feet)

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

3 Barnhill Road, Chipping Sodbury, South Gloucestershire BS37 6FQ

With No Onward Chain! This beautiful three storey Townhouse is situated on the popular 'Newland Homes' development, close to Waitrose and Chipping Sodbury High Street. Built some 6 years ago, this sought after location lends itself to those looking for easy level walks to both Chipping Sodbury and Yate Town Centre with a wealth of shops, local amenities and transport links. The property is very well presented and a credit to the current owners. The ground floor offers an entrance hall with downstairs cloakroom, this leads through to a modern kitchen/diner with integrated appliances and a large 'utility cupboard' housing a washing machine and tumble dryer, plus further storage. From here double doors take you to a good size living room with French doors taking you out to the rear garden. The first floor provides you with two good size double bedrooms and a contemporary family bathroom, then the top floor which has a lovely master bedroom complete with ensuite shower room and a walk-in wardrobe. Additional benefits include a private and enclosed rear garden and two allocated parking spaces to the front.

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

- Central Chipping Sodbury Location
- Built in 2019 by Newland Homes
- Easy Access to High Street, Shops and Schools
- Terrace Town House
- Three Double Bedrooms
- Kitchen/Diner and Lounge with French Doors
- Modern En-Suite and Family Bathroom
- Two Allocated Off Street Parking Spaces.
- Estate Fee Applies (£314.00 per annum)
- Council Tax Band - D - South Gloucestershire Council

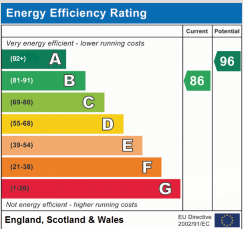
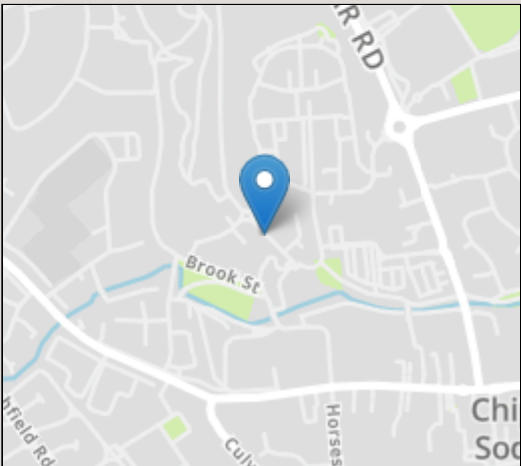
Directions

From the Chipping Sodbury High Street turn onto Wickwar Road, continue straight over the mini roundabout and take the first exit onto Drovers Way at the big roundabout. Follow to the end where you will find a left hand turning into Barnhill Road, where No.3 is found toward the end on your right hand.

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

Tenure - Freehold

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



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