

Total Area: 111.9 m² ... 1204 ft²

This plan is for illustrative purposes only and should only be used as such.
Not to scale.

56 Abson Road, Pucklechurch, South Gloucestershire BS16 9SB

Set in the sought after village of Pucklechurch, awaits a fantastic opportunity! This modest 3 bedroom property is semi detached and presents with NO ONWARD CHAIN! Owned for more than 40 years, this now vacant family home sits on a HUGE corner plot on Abson Road, just on the fringe of Oaktree Ave. Offering a generous wrap around garden which could allow for a fantastic development opportunity. Whether you see the scope for extending the existing property or building another new dwelling entirely (subject to planning permission). Inside the property, you will find an entrance porch, hallway, then a good sized living room to the front, with large bay window overlooking the fields beyond, this leads through to a separate dining room via internal sliding doors. You will also find a galley kitchen and a lean-to area with a large pantry. Moving upstairs, the property offers 2 large double bedrooms and a single, plus a family bathroom. Externally and to the front is an attractive lawned garden with mature rose bushes, a very large hard standing with parking for several cars, to the side you will see a single garage and superb vegetable growing area, then to the rear another great sized open space laid to lawn, with a modernised outside WC. This amazing plot offers all manor of potential!

Situation

The historic village of Pucklechurch has a lovely rural setting and is situated approximately 10.6 miles from Bristol and 10.4 miles from the centre of Bath (via the attractive Lansdown route which passes Lansdown Race Course). Commutable village life and beautiful countryside surrounds make Pucklechurch a popular choice for those wanting excellent access to these two major cities and also to the nearby market town of Chipping Sodbury and the extensive shopping/recreation facilities of Yate. The village is served by local stores including the village bakery, post office, convenience store, coffee shop and several Public Houses. Pucklechurch C of E Primary School is located in the village as is the well maintained village recreation ground. The village also has a cricket club, community centre and church whilst there is easy access to the Bristol ring road which is just 2 miles to the West, whilst the M4 Junction 18 is 4.5 miles to the East.

Property Highlights, Accommodation & Services

- Large Plot with Building Potential !!! (subject to planning)
- 3 Bedrooms
- Semi Detached
- NO ONWARD CHAIN
- Ample Driveway Parking
- Garage
- 2 Reception Rooms
- Attractive Outlook
- Popular Village Location
- Council Tax Band - C - South Gloucestershire Council

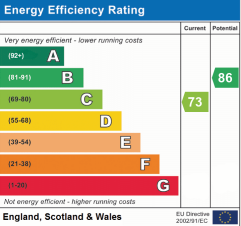
Directions

Drive through the village of Pucklechurch and head towards Abson and Wick. No 56 Abson Road is found just on the corner of Oaktree Avenue.

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



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