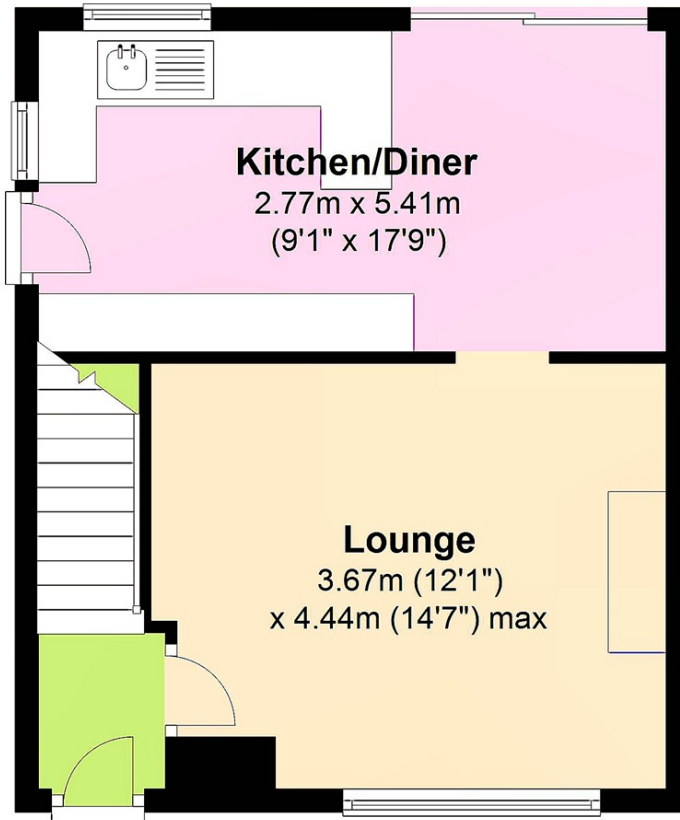






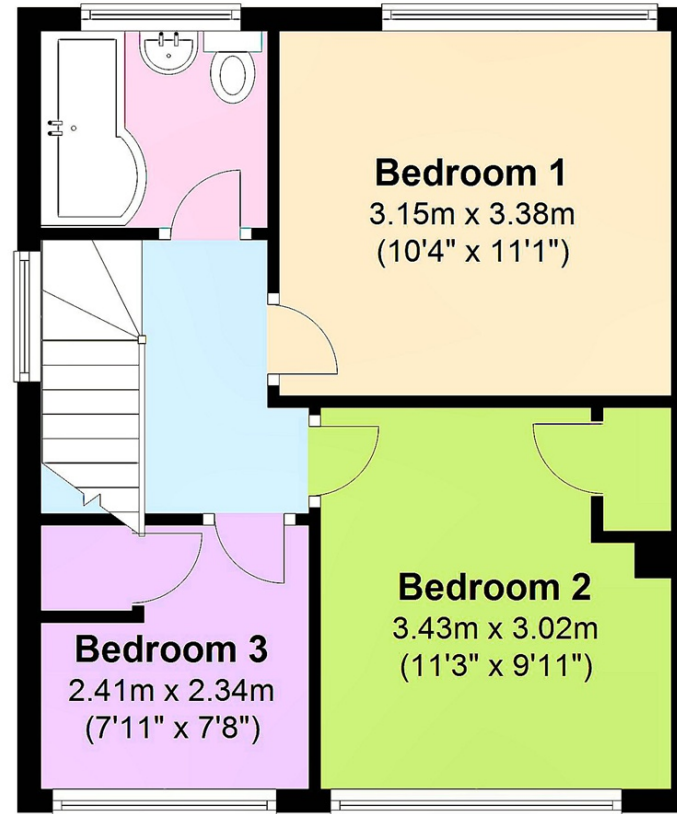
## Ground Floor

Approx. 35.4 sq. metres (380.8 sq. feet)



## First Floor

Approx. 36.3 sq. metres (390.9 sq. feet)



Total area: approx. 71.7 sq. metres (771.7 sq. feet)

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

# 63 Finch Road, Chipping Sodbury, South Gloucestershire BS37 6JE

An ideal First Home or for young families! This semi-detached property offers a sought after and convenient location on the popular 'Birds' estate, just a stone's throw from Raysfield Primary School and also walking distance to Chipping Sodbury Secondary School. The property comes with a high gloss kitchen/diner with integrated appliances and space for dining, plus patio doors leading onto an enclosed rear garden. There is an entrance hall and living room to the front which is light and airy, with the focal point of the room being a feature fireplace. Upstairs are three good size bedrooms and a white family bathroom. The front outlook is open to plenty of greenery and laid to lawn, whilst the rear garden is laid to lawn and patio. There is also a single garage with driveway parking, plus space to potentially make further parking by using a small section of the garden. In summary a great location with easy access to either Chipping Sodbury High Street, Yate Shopping Centre and local schools.

## 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

- Popular Chipping Sodbury Estate
- Walking Distance to Raysfield Primary School and Chipping Sodbury Secondary School
- Semi Detached
- 3 Bedroom Family Home
- Modern Kitchen / Diner
- Lounge with Attractive Feature Fireplace
- Single Garage & Parking
- Green Outlook to the Front
- Cul De Sac Location
- Council Tax Band - C South Gloucestershire Council

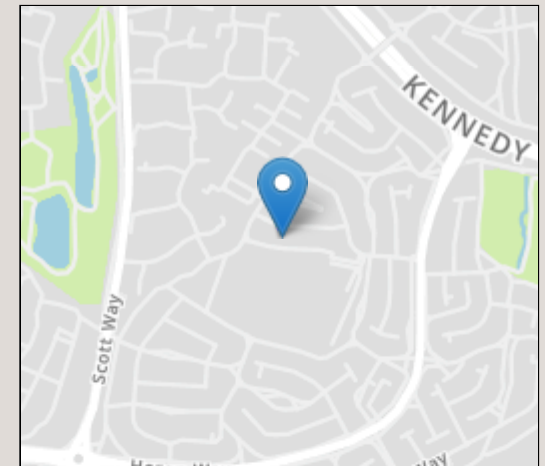
## Directions

From Kennedy Way (A432) turn into Heron Way. Take the second turning on the right into Finch Road and then turn into the second cul-de-sac on the left hand side, just after the school. The property will be situated a short distance down on the left hand side.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_sodburysales@milburys.co.uk](mailto:mil_sodburysales@milburys.co.uk) Tel: 01454 318338



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