

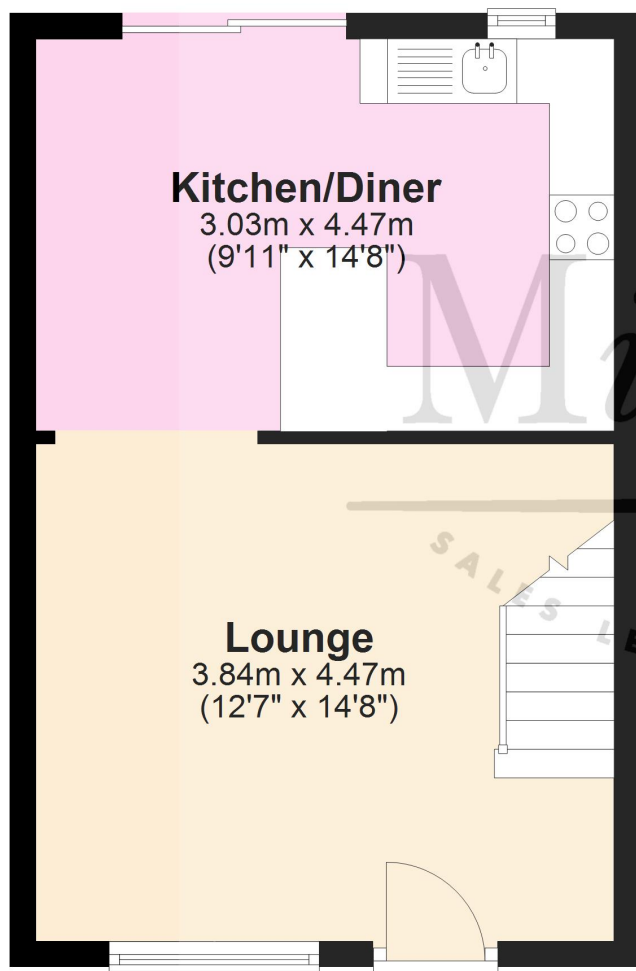


27 Brook Street, Chipping Sodbury, South Gloucestershire BS37 6AZ

£350,000

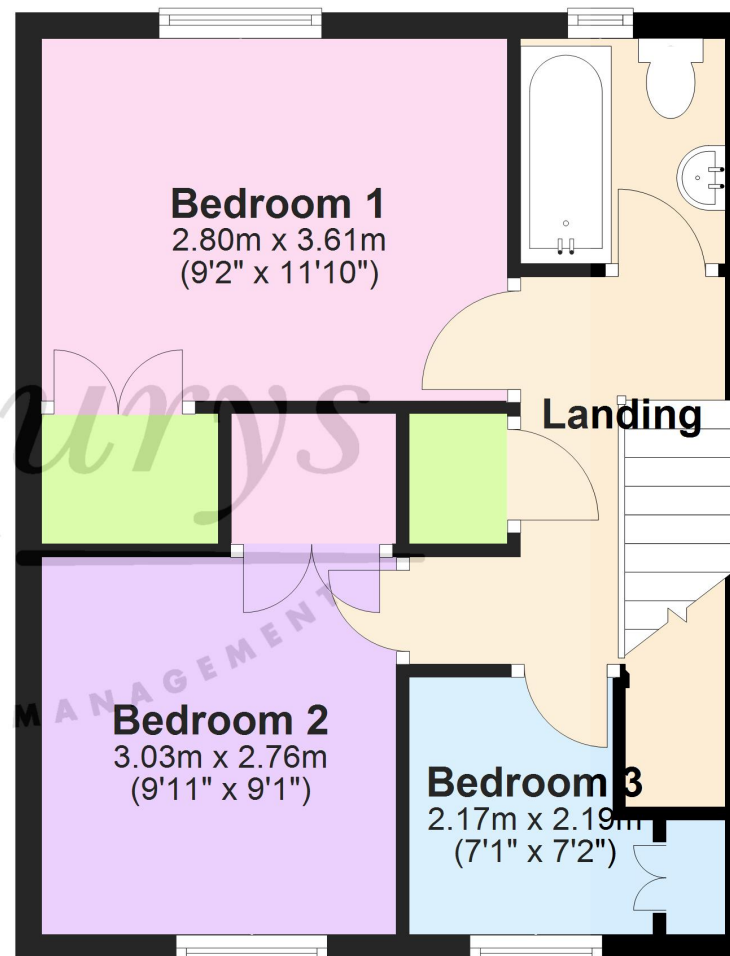
## Ground Floor

Approx. 31.2 sq. metres (335.8 sq. feet)



## First Floor

Approx. 36.7 sq. metres (394.6 sq. feet)



Total area: approx. 67.9 sq. metres (730.4 sq. feet)

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

# 27 Brook Street, Chipping Sodbury, South Gloucestershire BS37 6AZ

Offered for sale with NO ONWARD CHAIN! Rare to the market, this mid-terrace cottage boasts one of Chipping Sodbury's most sought after locations. Brook street is a quiet, character street full of attractive cottages and quaint walkways through to Jubilee Park along the River Frome, Waitrose and nearby Yate town Centre. This modern cottage was actually built in the late 1980s and comprises of 3 bedrooms and a family bathroom on the first floor, then the ground floor comes with a lounge to the front which flows through to a kitchen/diner across the back with patio doors taking you out to a modest courtyard. Although as part of a terrace, there is also a handy pedestrian gate and shared (covered) walkway from the courtyard to the front. This chain free house also comes with the added benefit of a SINGLE GARAGE with power and light which is found underneath the neighbouring coach house! There is also parking at the front of the garage but this is restricted to small cars only.

## 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

- NO ONWARD CHAIN
- Pretty Chipping Sodbury Location
- Walking Distance To Chipping Sodbury High Street and Waitrose
- Ideal First Home or Downsize
- 3 Bedrooms
- Kitchen/Diner
- Courtyard Garden
- White Family Bathroom
- Garage and Parking
- Council Tax Band - C South Gloucestershire Council

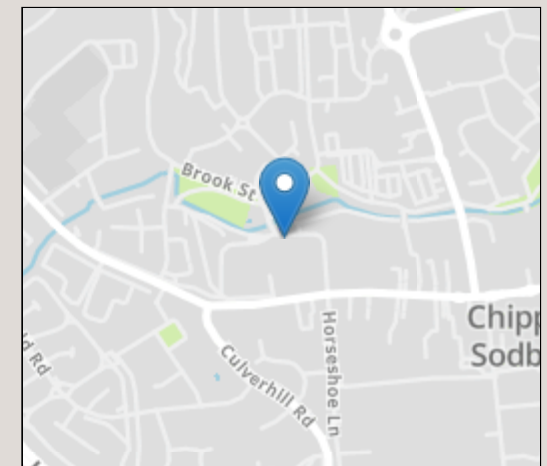
## Directions

From our office in Chipping Sodbury, head up the High Street towards Yate and once at the brow of the hill turn right after the Moda Hotel into Brook Street. Follow the road down the hill and round to the left where number 27 will be found on the left hand side just prior to the small stone bridge over the river.

**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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