

The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT



3 Wisteria Avenue, Chipping Sodbury, South Gloucestershire BS37 6HL

£425,000

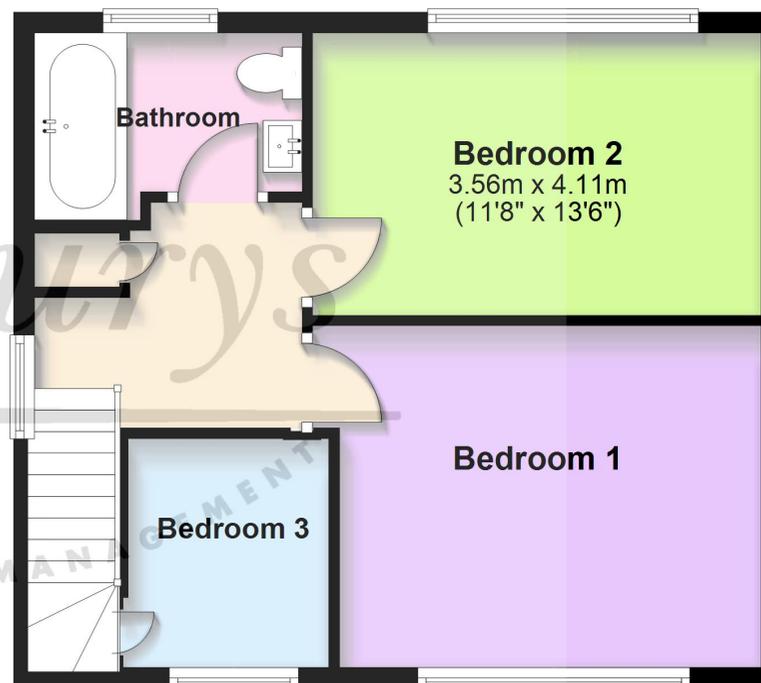
Ground Floor

Approx. 48.2 sq. metres (518.5 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.1 sq. feet)



Total area: approx. 93.3 sq. metres (1004.7 sq. feet)

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

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Set in the ever popular 'Elms Estate', Wisteria Avenue is a small cul-de-sac of just a handful of family homes. This sizable detached offers a leafy green outlook and boasts a short walk to either Chipping Sodbury High Street or Yate Town Centre. The property has been tastefully modernized and views well. The ground floor comes with a large entrance hallway, from here there is a small utility room (with plumbing for a WC), then a superb lounge diner, with dual aspect and a feature fireplace with gas effect wood burner. Then overlooking the garden is a stylish kitchen, a contemporary design with space for all appliances. Moving to the first floor, there are two generous double bedrooms and a single, then a modern refurbished bathroom, complete with micro cement finish and an oversized bath with rainfall shower above. The rear garden is private in feel, laid to lawn and patio, plus a lovely covered area for an outside kitchen. There is also a single garage and driveway parking. A delightful family home in a wonderful position!

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
- Detached
- Walking Distance To Chipping Sodbury High Street and Yate Town Centre
- 3 Bedrooms
- Contemporary Family Bathroom.
- Modern Kitchen
- Utility Room
- Garage & Driveway Parking
- Attractive Outlook
- Council Tax Band D - South Gloucestershire Council

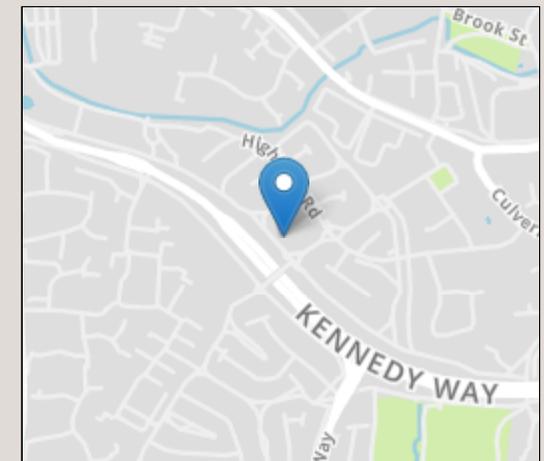
Directions

From Chipping Sodbury High Street head towards Bowling Hill, take the first exit at the mini roundabout onto Culverhill Road. Then take the first right into Highfield Road, proceed to the bottom of the hill and Wisteria Avenue can be found on the left.

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

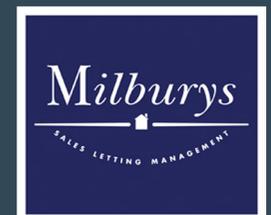
Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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