

Milburys

SALES LETTING MANAGEMENT



14 Hartley Close, Chipping Sodbury, South Gloucestershire BS37 6NN

£485,000



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

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Located in a popular, convenient position as walking distance to all the shops and amenities found in the High Street, the common for country walks plus to all the sports facilities at The Ridings. Likewise both primary and secondary schools are easily reached for families with children of school age. This detached family home is in a tucked away spot within the cul-de-sac and offers accommodation over two floors comprising in brief of a welcoming hallway which leads to a bay fronted lounge leading through to the dining room. There is a feature fireplace in the lounge whilst the dining area has sliding patio doors that lead onto a southerly facing rear garden. The kitchen is modern and also has access to the rear garden, plus there is a downstairs cloakroom and an integral door to the garage so ideal for easy access to secondary fridge/freezers etc plus the boiler is also found here. Upstairs you will find the 4 bedrooms and family bathroom which offers a 4 piece suite (bath and separate shower cubicle). Outside the pretty rear garden is enclosed with a sizeable lawn, mature tree and shrub borders and a small ornate pond. At the front a double driveway fronts the single garage.

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

- 4 Bedroom Detached Home
- Close To Open Green Space of Chipping Sodbury Common
- Walking Distance High Street Amenities
- Lounge with Separate Dining Room
- Modern Kitchen
- Family bathroom with Separate Shower Cubicle
- Sizeable, Mature and Enclosed Rear Garden
- Driveway Parking For Two Vehicles
- Integral Single Garage
- Council Tax Band - E - South Gloucestershire Council

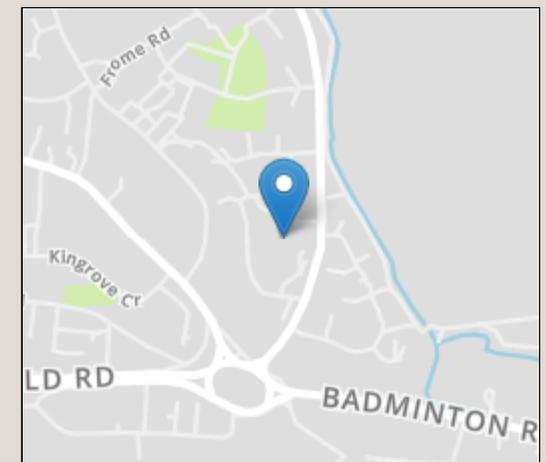
Directions

From St Johns Way turn into Hartley Close then take the first turning on your left. Continue along and you will find no.14 at the end of the road near the right hand corner.

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

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		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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