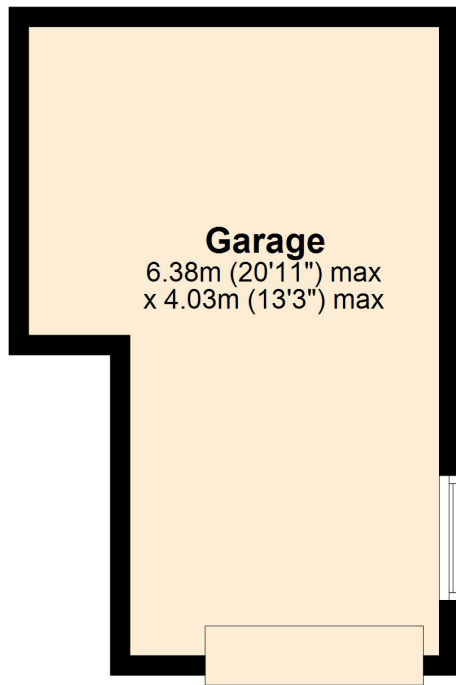




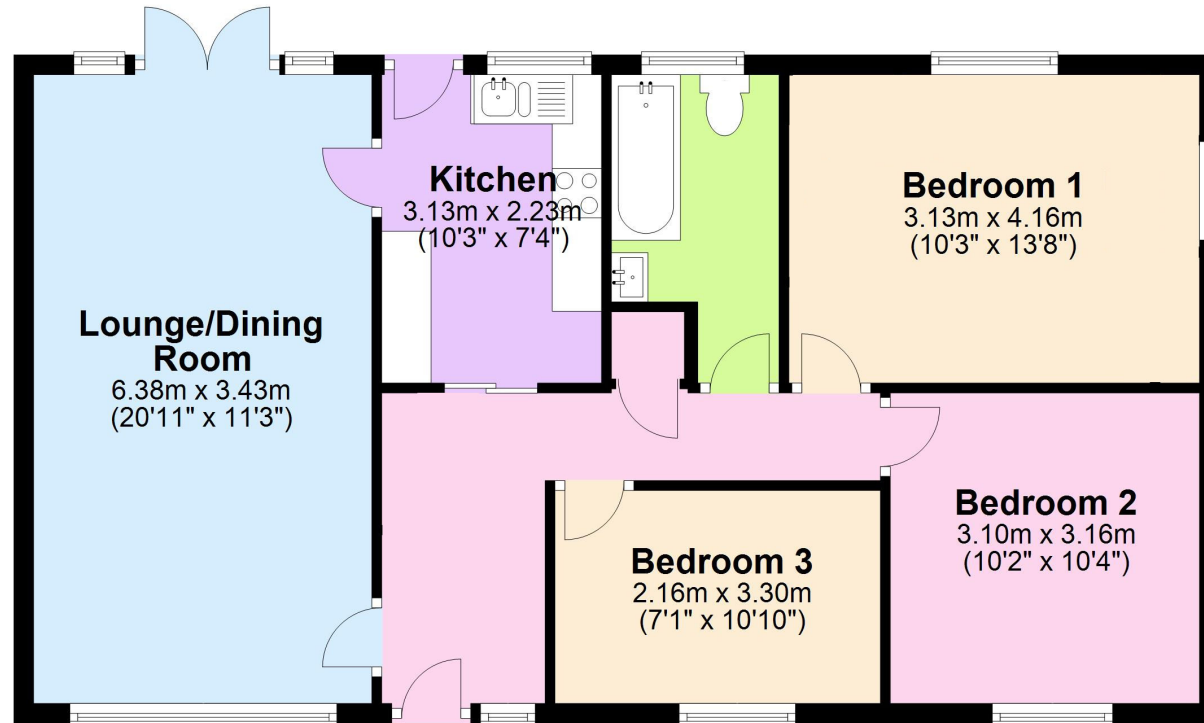
Lower Ground Floor

Approx. 22.8 sq. metres (245.3 sq. feet)



Ground Floor

Approx. 75.4 sq. metres (811.4 sq. feet)



Total area: approx. 98.2 sq. metres (1056.7 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floor plan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error.
Plan produced using PlanUp.

12 Elm Close, Chipping Sodbury, South Gloucestershire BS37 6HE

No Onward Chain! With a central, sought-after position in Chipping Sodbury this individual detached property overlooks an attractive green within the popular 'Elms' development. A nearby footpath leads to just below the Culverhill Road roundabout which then meets the High Street giving a pleasant and convenient access to the shops, schools and amenities in both Chipping Sodbury and Yate. Accessed via a set of steps which lead up from the garage/driveway, you reach the porch entrance of the property which then takes you into the main entrance hallway. The accommodation is across one level giving a bungalow feel and comprises of three bedrooms, a white bathroom, kitchen and a lovely bright lounge/diner which has a lovely outlook over a small wooded open green plus French doors leading out to the rear garden. Outside the back garden is split level with several terraces and offers plenty of scope to improve further to suit individual needs. To the front there is ample parking for several cars and a large L-shaped garage which is below the home. There is the additional bonus of (leased) solar panels to provide additional electricity plus the property has been much improved with re-decoration and brand new carpets!

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. The nearby Yate train station (approx 1.9 miles away) also provides good transport links for commuters to Bristol. The historic 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), a lovely common, golf course, cricket, rugby, football and tennis clubs. The centrally located Waitrose store has excellent parking and a cafeteria.

Property Highlights, Accommodation & Services

- NO ONWARD CHAIN! • Individual Detached Property (Living Accommodation Across One Level) • Overlooking Attractive Green
- Close to Chipping Sodbury High Street • Three Bedrooms • Lounge/Diner • Family Bathroom
- Large Single Garage Plus Ample Driveway Parking • Tiered and Enclosed Rear Garden
- South Gloucestershire Council - Council Tax Band D

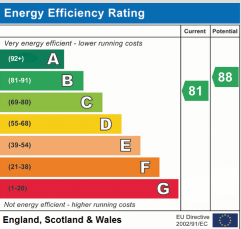
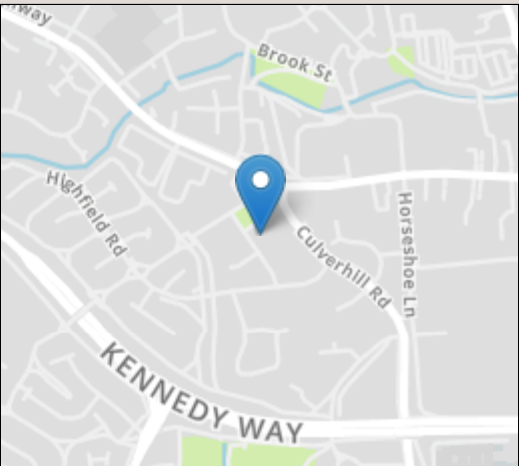
Directions

From Chipping Sodbury take Culverhill Road and then take the first turning on the right into Highfield Road. Elm Close is the first turning on the right; follow till the end where the property will be in the right hand corner, overlooking the green.

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



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