

Milburys

SALES LETTING MANAGEMENT



54 Mallard Close, Chipping Sodbury, South Gloucestershire, BS37 6HZ

£325,000



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We are pleased to offer this extended semi-detached property, located on the popular 'Birds' estate in Chipping Sodbury. A superb location, sought after for the easy walks into Chipping Sodbury High Street and also to the comprehensive Shopping Centre found in Yate. This lovely home has been extended to the side and so now has a larger than average flow, starting with a good size kitchen/breakfast room which also comes with a large larder. From here there is access to a guest WC, which is a great bonus with this design of house! You will then find a pleasant living room with feature fireplace which opens out to an additional reception/dining room. The first floor provides two double bedrooms and a single bedroom, plus a family bathroom with roll top bath and a separate shower cubicle. Externally the property has an enclosed rear garden, double driveway parking and a single garage on plot. Additional benefits include new UPVC windows and back door fitted 2024!

Situation

The town of Yate is located approximately 5.8 miles from the M4 Junction 18 and 11.3 miles from the centre of Bristol, so excellent for commuting. It has a train station with main line connections to Bristol Parkway and Temple Meads, a refurbished leisure centre, retail park, restaurants and a large shopping centre which caters for all needs. From Yate there is easy access to the nearby market town of Chipping Sodbury with its historic High Street dating back to the 12th Century. Chipping Sodbury offers a wide and eclectic range of shops and businesses plus a Waitrose store which is found in the centre of the town. There is a selection of both Primary and Secondary Schooling in the Yate area of good reputation plus there are the open green spaces on Westerleigh Common. Chipping Sodbury also offers country walks on its own common which neighbours the golf course, rugby, tennis and cricket club.

Property Highlights, Accommodation & Services

- Popular Chipping Sodbury Estate
- 3 Bedrooms
- Semi- Detached
- Extended.
- Downstairs Cloakroom
- Single Garage
- Double Driveway
- New Windows and Back Door fitted 2024
- Modern kitchen
- Council Tax Band - C South Gloucestershire Council

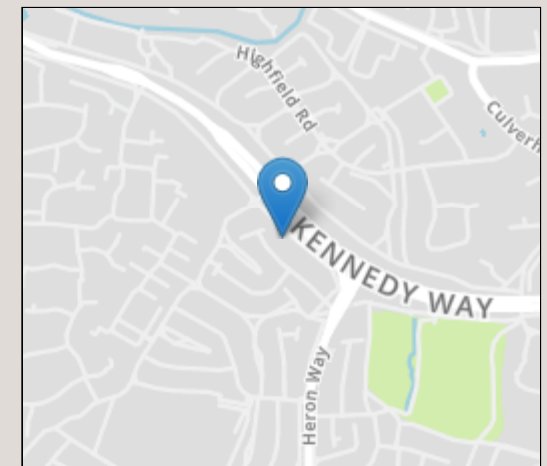
Directions

Arriving onto Heron Way, Mallard Close is the first turning on your right. Continue straight and you will find No. 54 towards the bottom of the street on your right hand side.

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

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		86
(69-80)	C	74	
(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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