



Milburys  
SALES LETTING MANAGEMENT

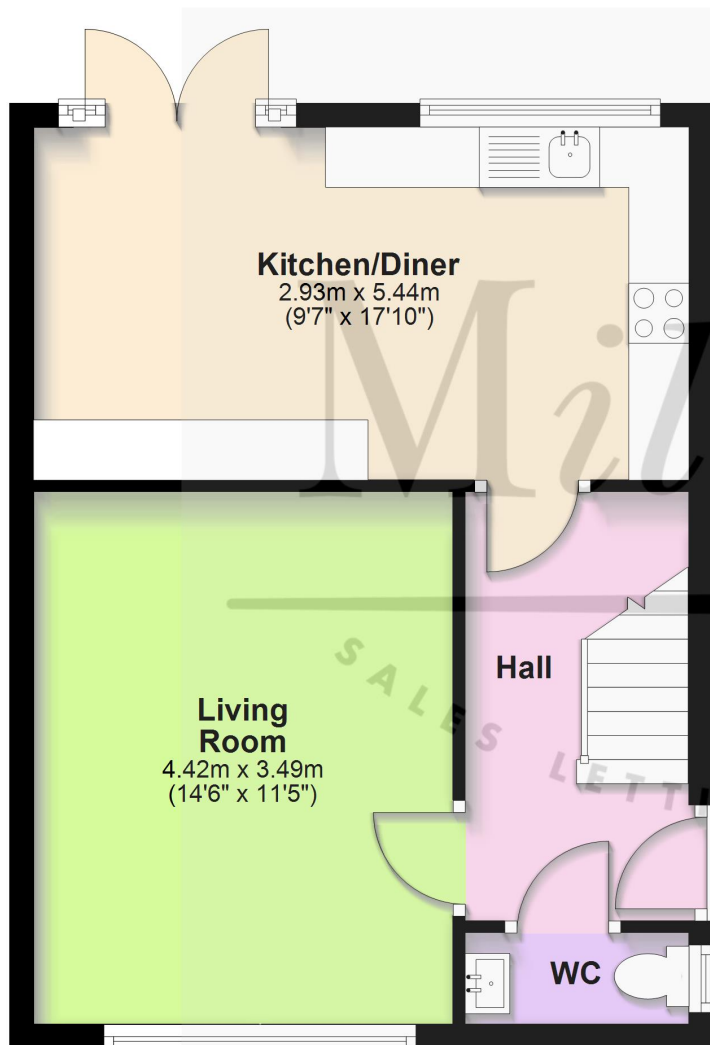


58 Mallard Close, Chipping Sodbury, South Gloucestershire BS37 6HZ

£325,000

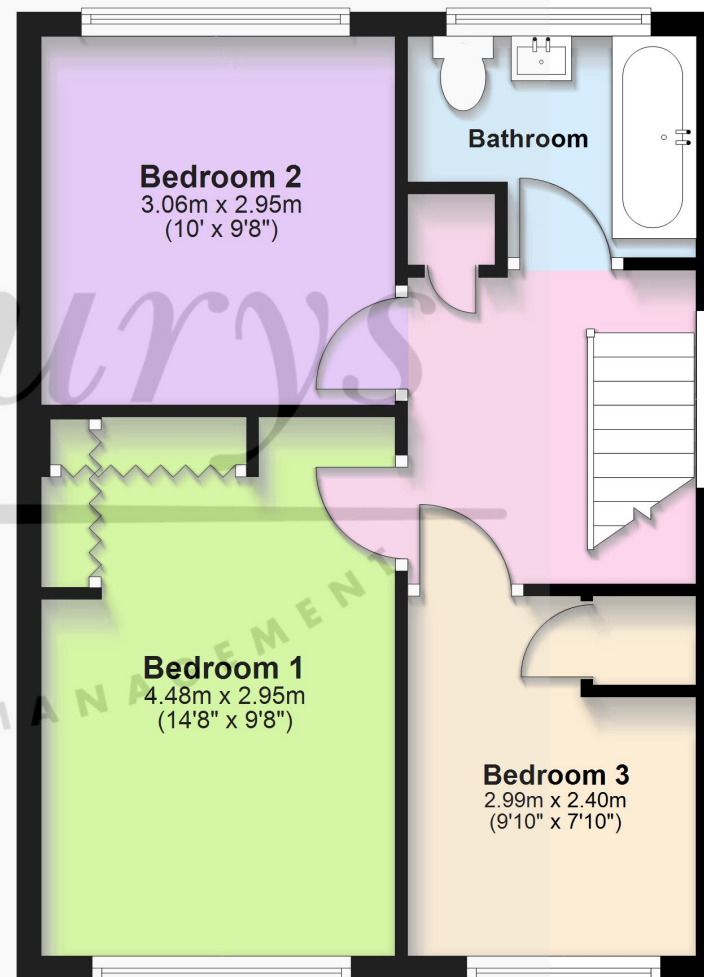
## Ground Floor

Approx. 40.6 sq. metres (436.7 sq. feet)



## First Floor

Approx. 41.6 sq. metres (447.7 sq. feet)



Total area: approx. 82.2 sq. metres (884.4 sq. feet)

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



# 58 Mallard Close, Chipping Sodbury, South Gloucestershire BS37 6HZ

Set in a popular Chipping Sodbury estate, Mallard Close is convenient for those looking for a short stroll to either Chipping Sodbury High Street or Yate Town Centre with all the amenities and transport links. This up-together semi-detached will make a superb family home with a ground floor that has been modified from its original layout to now provide a beautiful kitchen/diner with white units and wooden tops plus lots of natural light coming from the south facing rear garden. There are also French doors leading directly out to the patio rom here. From the hallway there is a handy downstairs WC, plus a cosy living room to the front with feature fireplace and wood burner. The first floor comes with 2 double bedrooms and a single. The master benefits from 'Sharps' fitted wardrobes and a hidden vanity unit. There is also a well appointed family bathroom. Outside you will find a flexible garden and parking set up. The main rear garden boasts a smart patio area and artificial grass, then large swinging double gates allow for secure parking for two cars. You will also find a single garage. A very well presented property!

## 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

- Semi-Detached Family Home
- Ideal Location - Walking Distance to Chipping Sodbury and Yate
- 3 Good Size Bedrooms
- Cozy Lounge with Wood Burner
- Light and Bright Kitchen/Diner
- Downstair WC
- Good Size Rear Garden
- Flexible Parking and Single Garage
- Stones Throw to Kingsgate Park
- Council Tax Band - C South Gloucestershire Council

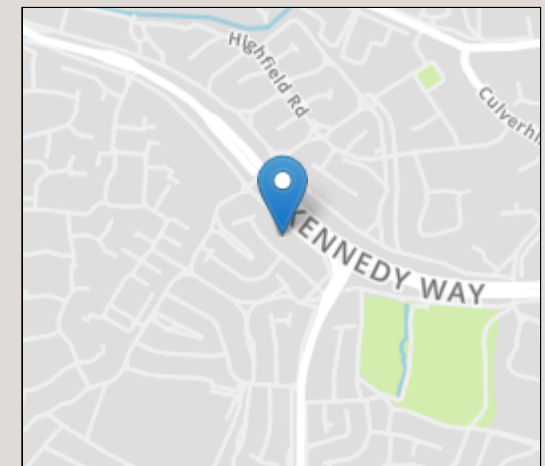
## Directions

From the Cotswold Road, turn at the traffic lights onto Heron Way. Then take the first turning on your right into Mallard Close. Continue straight where number 58 can be found on your right hand side.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [chippingsodbury@milburys.co.uk](mailto:chippingsodbury@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		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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