

Milburys

SALES LETTING MANAGEMENT



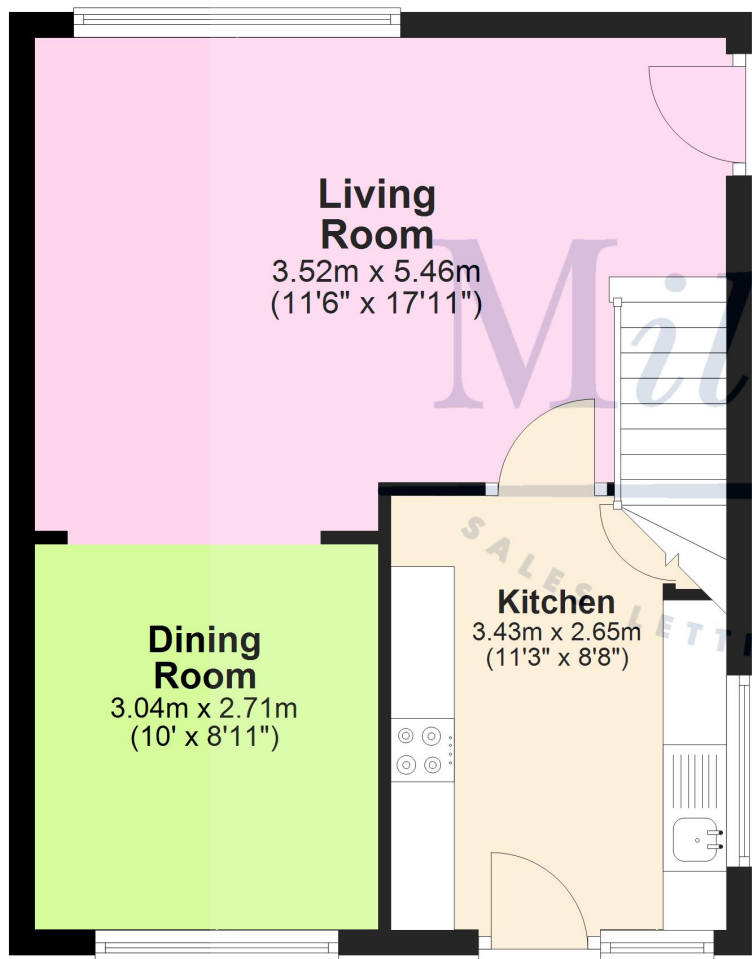
123 Robin Way, Chipping Sodbury, South Gloucestershire BS37 6JS

£300,000



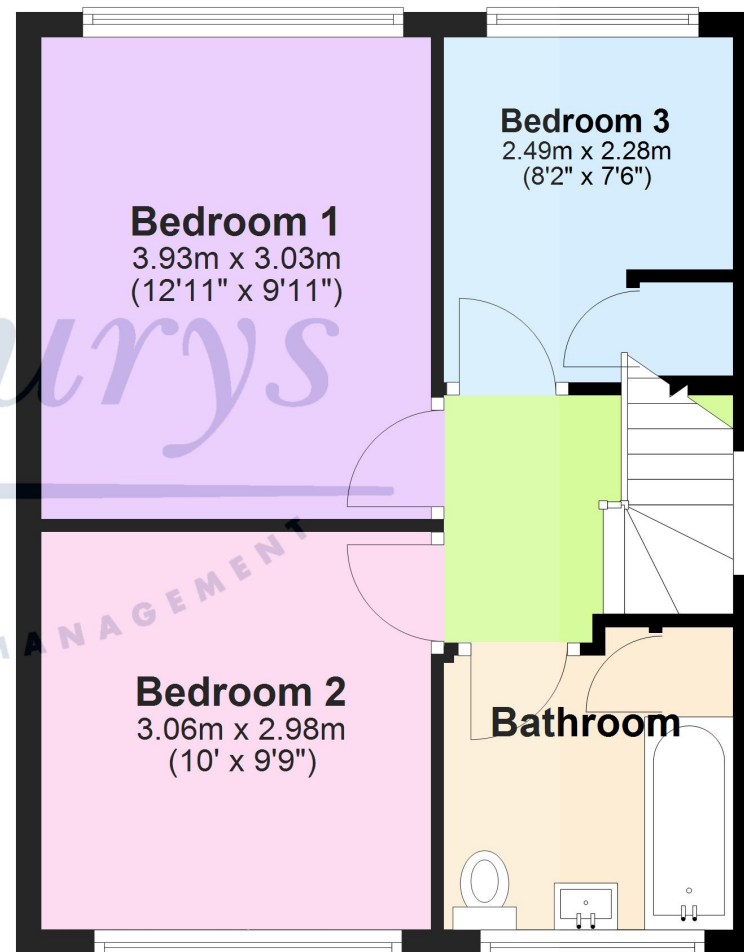
## Ground Floor

Approx. 38.5 sq. metres (414.1 sq. feet)



## First Floor

Approx. 37.9 sq. metres (408.3 sq. feet)



Total area: approx. 76.4 sq. metres (822.5 sq. feet)

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

# 123 Robin Way, Chipping Sodbury, South Gloucestershire BS37 6JS

Offered with NO ONWARD CHAIN! This semi-detached property is located on the 'Birds' estate in Chipping Sodbury. A very popular location, sought after for the easy walks into Chipping Sodbury High Street and also to the comprehensive Shopping Centre found in Yate which has everything you could want including doctors surgeries, supermarkets and a sports centre! This family home also benefits from walking distance to the popular Raysfield Primary School and Chipping Sodbury Secondary School. The ground floor comes with a neutral white kitchen, a spacious lounge that has been opened up into the original hallway, this then leads to a good size dining room that overlooks the rear garden. The first floor provides two double bedrooms and a single bedroom, plus a family bathroom. The property would make a superb home for first time buyers and young families. Externally the property has a rear garden laid to decking plus having a patio area, then a single garage and driveway parking.

## 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

- NO CHAIN!!
- Popular Chipping Sodbury Estate
- Walking Distance Of Chipping Sodbury High Street and Yate Town Centre
- Semi Detached
- 3 Bedrooms
- Lounge/Diner
- Neutral Kitchen and Bathroom
- Gas Central Heating and Double Glazing
- Single Garage and Driveway Parking
- Council Tax Band - C - South Gloucestershire Council

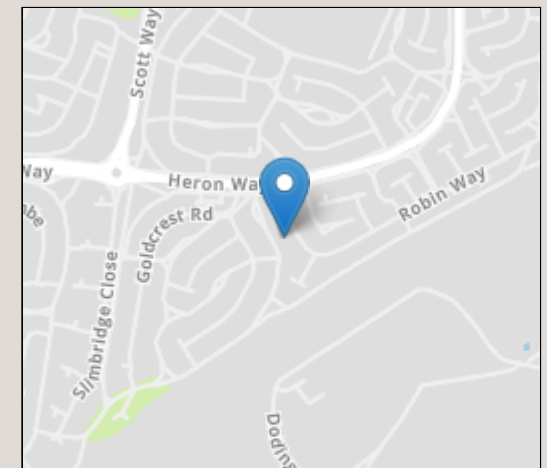
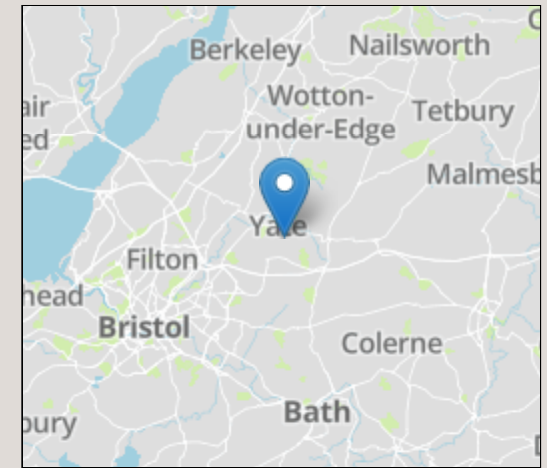
## Directions

From Heron Way turn into Robin Way, then turn right at the T-Junction and continue following the road straight to the end. You will find number 123 on the left 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		87
(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		EU Directive 2002/91/EC	

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