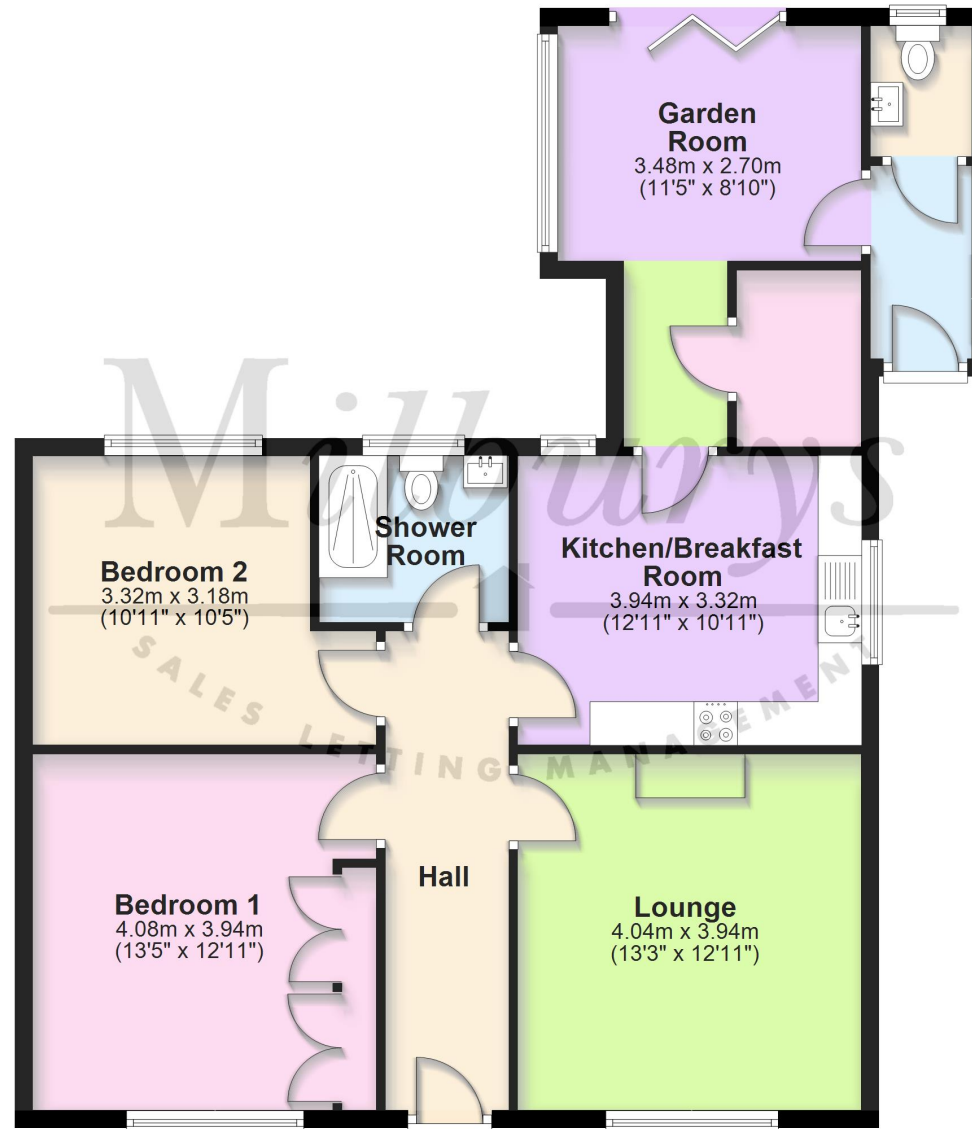




Ground Floor

Approx. 91.2 sq. metres (981.3 sq. feet)



Total area: approx. 91.2 sq. metres (981.3 sq. feet)

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

55 Cotswold Road, Chipping Sodbury, South Gloucestershire BS37 6DR

A beautifully presented and much improved detached bungalow which is presented in tip top condition! Located on the Cotswold Road it is a comfortable walk to the High Street, shops and amenities. Having been extended by the current owners the accommodation has been vastly improved and now includes a larger hallway, extended main bedroom and extended lounge at the front. The lounge also has a feature (electric living flame) fireplace with built-in media system over. The second guest bedroom is a comfortable double and looks over the rear garden, plus there is a light and bright kitchen breakfast room with walk-in utility/store cupboard and a rear lobby with a guest WC. The bathroom has recently been upgraded to a lovely modern shower room plus the icing on the cake is a fantastic garden room with bi-folding doors looking over a sleek sun terrace. This then leads onto a beautifully maintained garden which is nice and private and benefits from an attractive water feature, summer house and discreet garden shed. A fenced off area is found to one side which is ideal for bins etc and leads to the pedestrian access to the garage plus a side path to the front. The garage is well maintained with a tiled floor, replaced roof and electric roller door. It has power and lights so makes an ideal workshop. Other things to note are; Boiler – circa 2 years old, Roof – re-felted, Windows and doors replaced and an attractive brick paved driveway has ample parking for cars and a caravan if required. There are also secure electric gates fitted.

Situation

The historic Medieval 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. Nearby Yate train station (approx 1.9 miles away) provides good transport links for commuters to Bristol. The 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

- Delightful Detached Bungalow • Two Double Bedrooms, Lounge with Feature Fireplace and Media System, Kitchen Breakfast Room
- Non Estate Location - Walking Distance to the High Street • Well Presented, Improved and Modernised
- Large Driveway with Secure Double Gates • Feature Garden Room with Bi-Fold Doors
- Modern Shower Room (fitted 2024) Plus Guest Cloakroom • Lovely Private Garden
- Single Garage with Power, Lights and Electric Roller Door • Council Tax Band D - South Gloucestershire Council

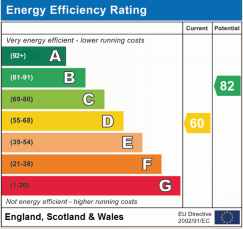
Directions

From our Office in Chipping Sodbury High Street, proceed to the top of Hounds Road and turn left onto Cotswold Road (A432). Number 55 can be found on the left hand side (3rd bungalow back from the Smarts Green Roundabout). Look out for the black and white plastic bollard just before the gated entrance.

Local Authority & Council Tax - - Tax Band D

South Gloucestershire Council. Council Tax Band D. **Tenure** - Freehold

Contact & Viewing - Email: mil_sodburysales@milburys.co.uk Tel: 01454 318338



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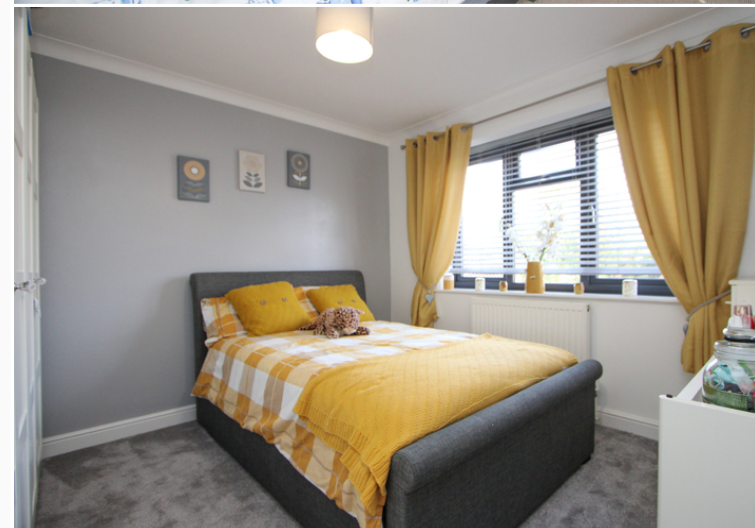




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