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SALES LETTING MANAGEMENT

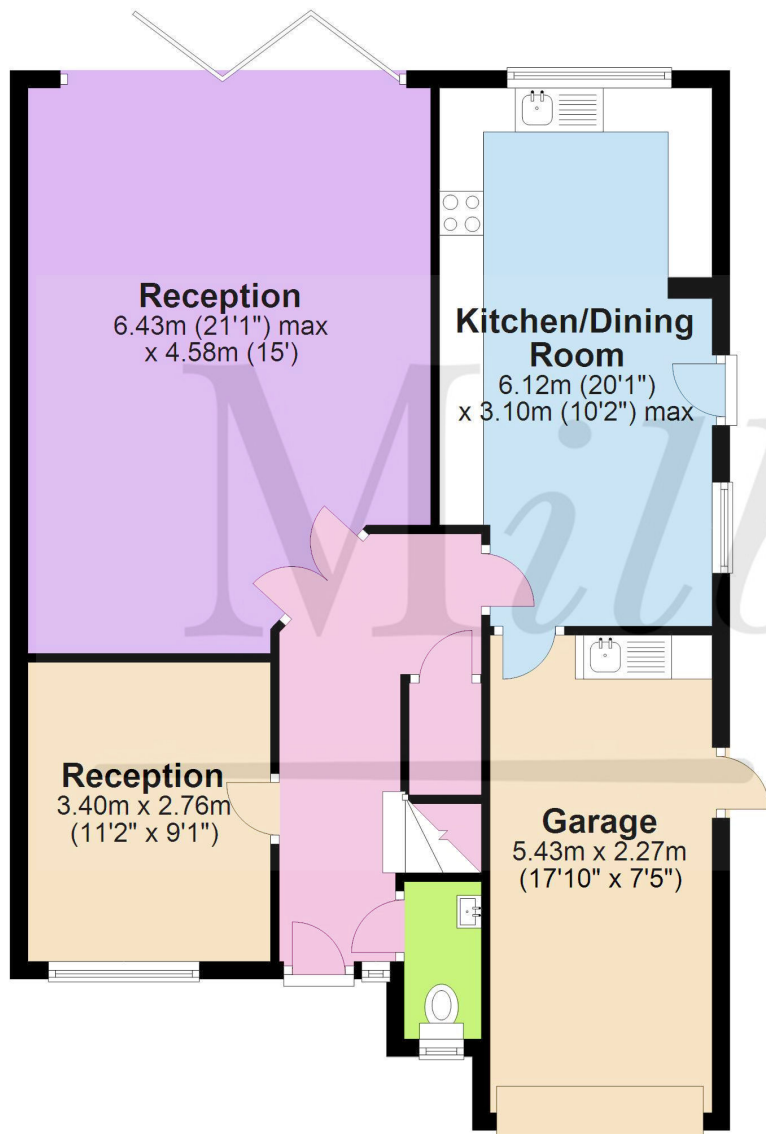


7 Dowding Close, Chipping Sodbury, South Gloucestershire BS37 6BX

£599,000

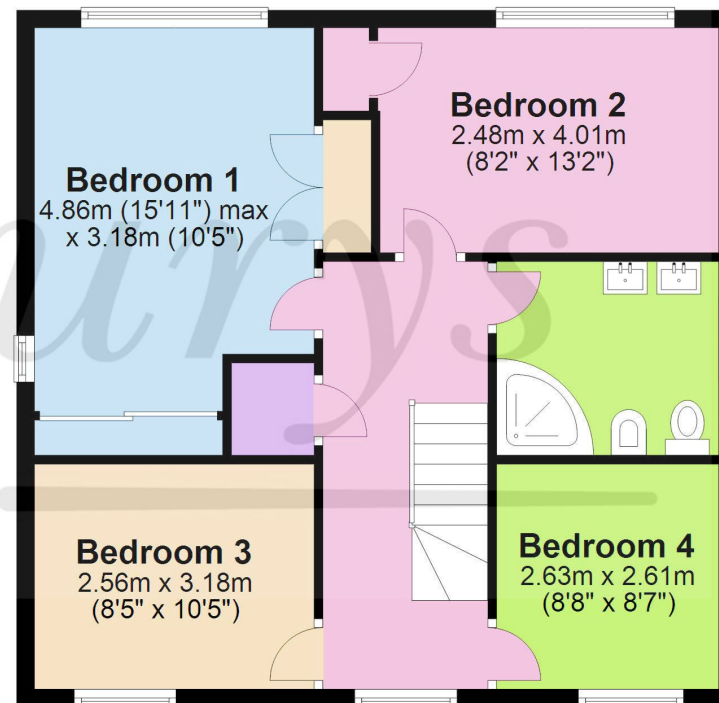
Ground Floor

Approx. 81.0 sq. metres (871.5 sq. feet)



First Floor

Approx. 59.7 sq. metres (642.7 sq. feet)



Total area: approx. 140.7 sq. metres (1514.1 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

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NO ONWARD CHAIN! Dowding Close is a development of just twelve houses in a quiet cul-de-sac, making it a popular choice on the rare occasions a property becomes available for sale. No. 7 is presented in excellent condition as it has been well maintained and improved by the current sellers. It has been extended to the rear to make a large lounge with an impressive feature wall of bi-folding doors. The kitchen has been completely upgraded and made into a kitchen/diner. Other improvements are a refurbished cloakroom and the modern shower-room with 'his and her' sinks and spacious shower. The single garage with an automatic roller door now has a utility area to the rear and is accessed directly from the house. There is also a study/playroom/snug to the front of the property. Upstairs there are three double bedrooms and a single bedroom which are all well presented. The lovely, private rear garden has been professionally landscaped and beautifully decked so is ideal for low maintenance whilst enjoying the outdoor seating areas. To the front the parking has been extended and improved so now accommodates three cars. Just a stones throw from the house takes you to the attractive open green area that approaches Dowding Close and which can take you into the High Street via Couzens Close and the Frome Valley Walkway. The owners have secured their onward purchase so there is NO ONWARD CHAIN with this delightful 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 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

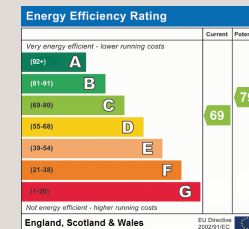
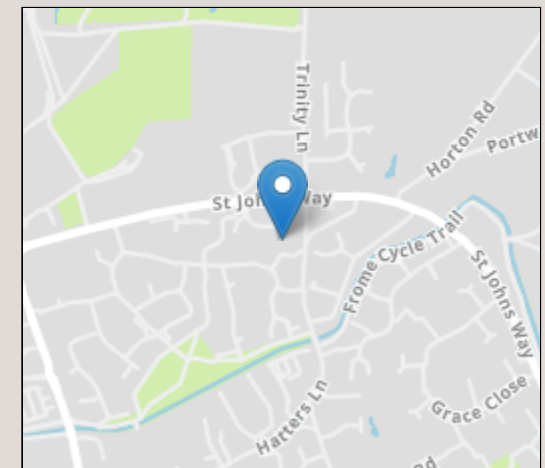
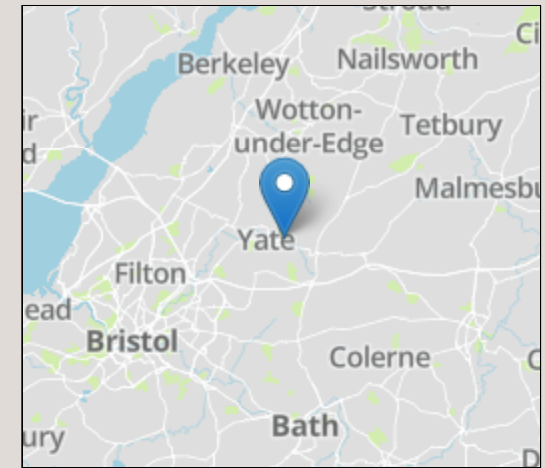
- Detached Four Bedroom Family Home in Sought After Cul-de-Sac Setting
- Stones Throw from Open Green Space and Walks into Chipping Sodbury High Street
- Beautifully Maintained, Improved and Presented by Owners
- Large Lounge with Feature Bi-Fold Wall Overlooking Landscaped Garden
- Modern Kitchen/Diner
- Integral Garage Access, now Partial Utility Room
- Modern Shower Room with 'His and Her' Sinks
- Off Street Parking to Cater for Three Cars
- Gas Central Heating, Mains Drainage and Double Glazing
- Council Tax Band E - South Gloucestershire Council

Directions

Turning into Dowding Close from St John's Way continue into the cul-de-sac and no. 7 will be found on the right hand side.

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

Tenure - Freehold



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