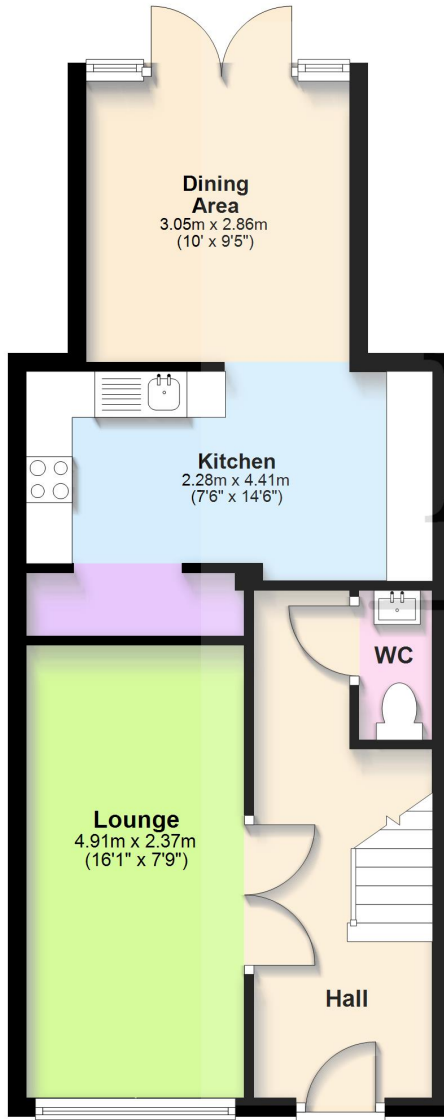




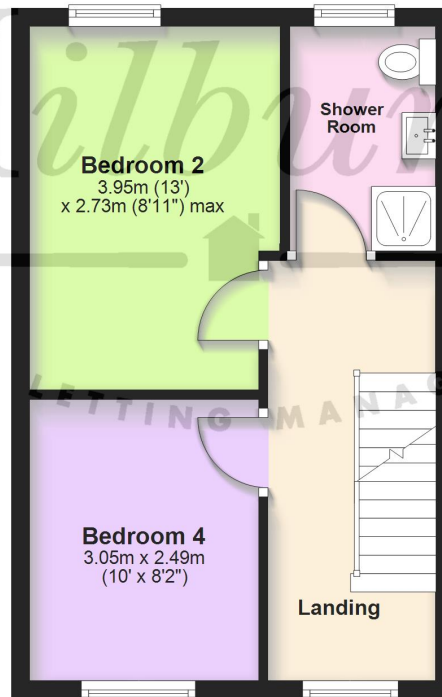
Ground Floor

Approx. 43.8 sq. metres (471.5 sq. feet)



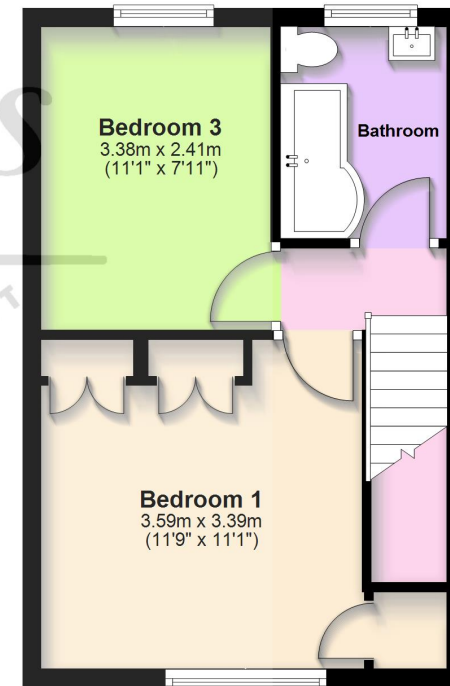
First Floor

Approx. 31.3 sq. metres (337.1 sq. feet)



Second Floor

Approx. 32.6 sq. metres (350.9 sq. feet)



Total area: approx. 107.7 sq. metres (1159.5 sq. feet)

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

62 Couzens Close, Chipping Sodbury, South Gloucestershire BS37 6BT

Offered for sale with NO ONWARD CHAIN! A family home set in the very popular Couzens Close, in demand for the easy level walk straight into Chipping Sodbury High Street where you will find a bustling array of independent shops and eateries plus several local pubs. Likewise you will also pass Waitrose en route! This good size town house has accommodation set over 3 floors and offers 4 useable bedrooms! Arriving at the property you will find a double driveway, then on the ground floor there is an entrance hall with access into a small lounge to the front, then a WC. From here you find a kitchen area and a conservatory (with improved roof) that makes for a lovely dining area overlooking the rear garden. Moving to the first floor there are now 2 double bedrooms and a separate shower room, then the 2nd floor also comes with 2 further double bedrooms and a family bathroom. The rear garden is enclosed and laid to lawn and patio. Additional benefits include Gas Central Heating and Double Glazing.

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 ONWARD CHAIN • Walking Distance to Chipping Sodbury High Street • Accommodation Over Three Floors
- Double Driveway to Front • 4 Double Bedrooms • 2 Bathrooms • Converted Conservatory • Enclosed Rear Garden
- Double Glazing and Gas Central Heating • Council Tax - Band D - South Gloucestershire Council

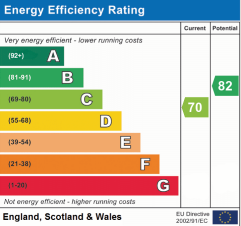
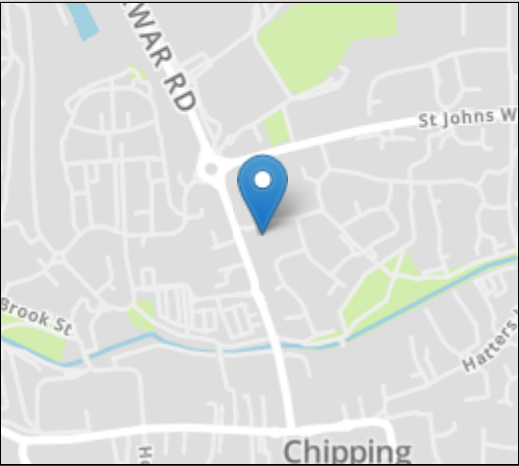
Directions

From St Johns Way, take the first right into Couzens Close. Bear right and follow the road until you reach the end of the cul-de-sac where number 62 can be found on the left, almost in the corner.

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

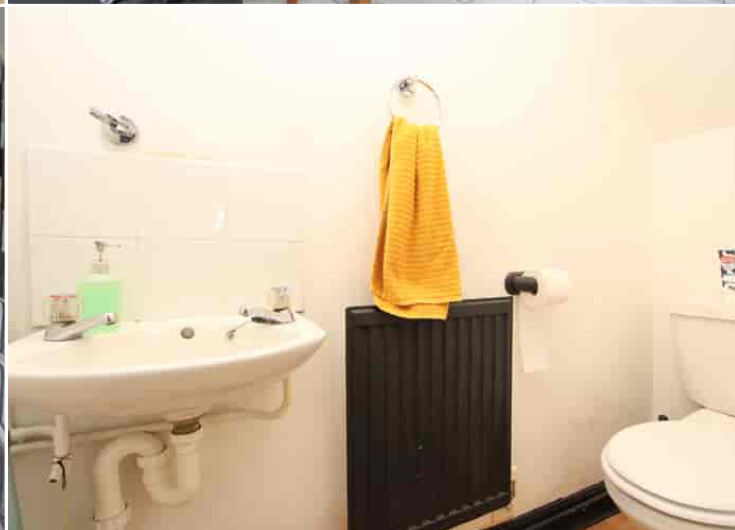
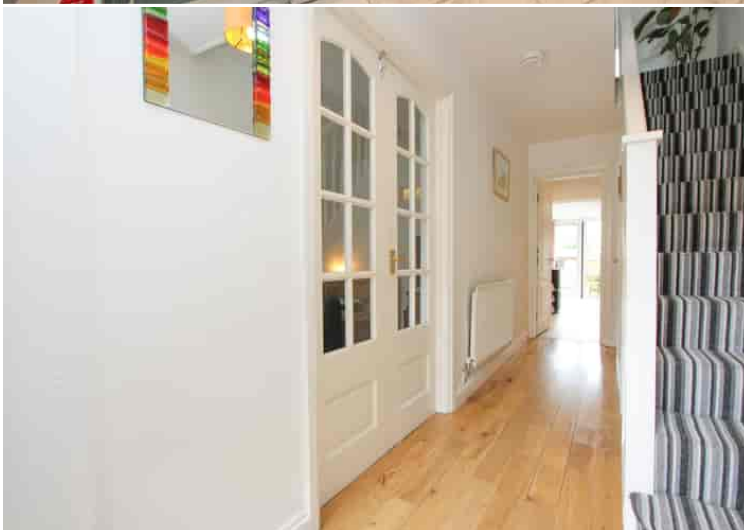
Tenure - Freehold

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



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