



6 Lilliput Avenue, Chipping Sodbury, South Gloucestershire BS37 6HX

£575,000

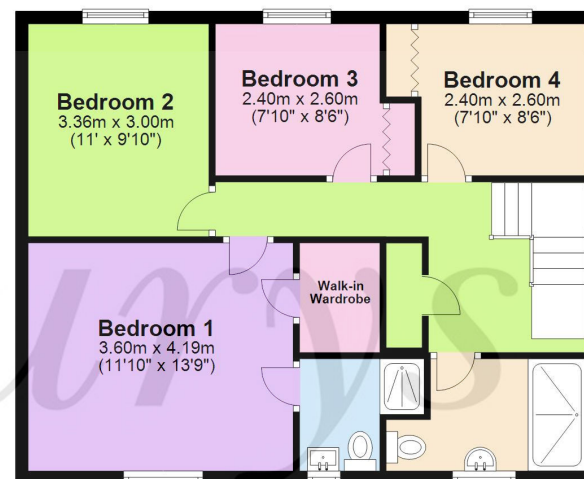
Ground Floor

Approx. 107.2 sq. metres (1154.4 sq. feet)



First Floor

Approx. 62.2 sq. metres (669.8 sq. feet)



Total area: approx. 169.5 sq. metres (1824.2 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floor plan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error.
Plan produced using PlanUp.

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Offered with No Onward Chain! Located on a very popular road which is an easy walk to the High Street shops, amenities and secondary school this spacious detached family home sits on a good size plot and has a lovely big and private garden to the rear. When you first arrive you are met with a large off street parking area which caters for a several cars and leads to a good size double garage which is integral to the property itself. There is also a double wooden gate which leads to the rear enabling even further parking or just easy access if needed. Once inside there is a large welcoming hallway with a cloakroom and ample cupboard storage which leads to all the downstairs accommodation and into the garage. The lounge has an open design so you can access the dining room from it, which then leads into the kitchen. From the lounge you can access a spacious conservatory plus there is also a utility room which leads out to the garden. Upstairs there are four bedrooms, a family bathroom and an ensuite to the main bedroom. Outside the garden combines a lawn, mature planting which gives it plenty of privacy, a stone chipping area and a further side garden which could be ideal for secure hidden parking or storage. In summary this is an ideal property for someone looking to put on their own mark with some updating where required in order to make this their ideal family home!

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. The nearby Yate train station (approx. 1.9 miles away) also provides good transport links for commuters to Bristol. The historic 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 just two), a lovely common, golf course, cricket, rugby, football and tennis clubs. The centrally located Waitrose store has excellent parking and a cafeteria, whilst nearby Yate has a fantastic selection of shops and supermarkets in its large Shopping Centre, a Health and Fitness Leisure Centre plus the Cinema Complex so all your needs are catered for!

Property Highlights, Accommodation & Services

- Detached Family Home in Good Size, Private Gardens
- No Onward Chain!
- Lounge with Fire Place Plus Separate Dining Room
- Four Bedrooms with Ensuite to Bedroom One
- Popular Cul-de-Sac Location in Close Proximity to High Street, Shops and Schools
- Upvc Double Glazing, Gas Central Heating and Mains Drainage
- Excellent Off Street Parking with Additional Secure Parking to Side if wanted
- Integral Double Garage with Power and Lights
- Council Tax Band F - South Gloucestershire Council

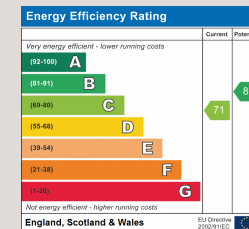
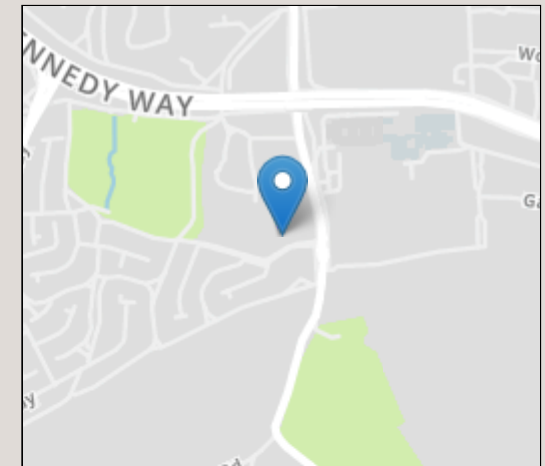
Directions

From the High Street take Culverhill Road at the roundabout and continue past the secondary school. You will soon see Lilliput Avenue on your right hand side. Once in look for the large driveway to number 6 which will be shortly on your right.

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

Tenure - Freehold

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



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