

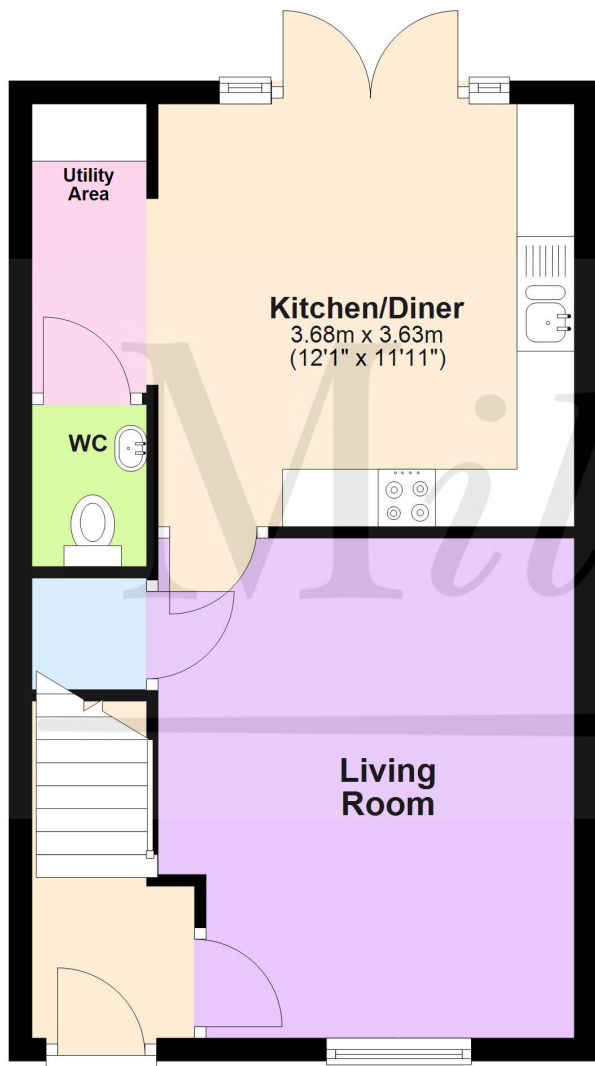


6 Weavers Way, Chipping Sodbury, Gloucestershire BS37 6FH

£375,000

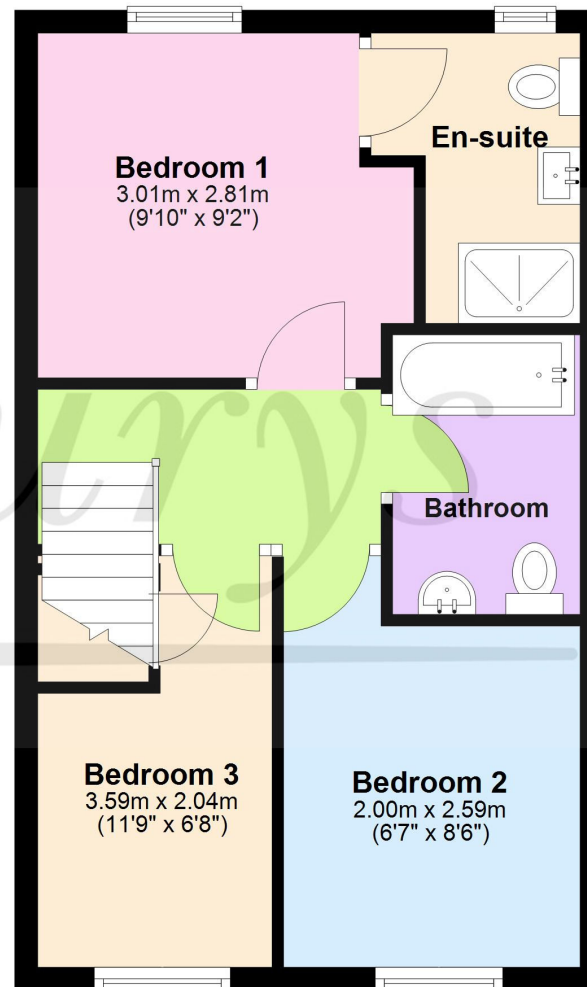
Ground Floor

Approx. 38.5 sq. metres (414.4 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.1 sq. feet)



Total area: approx. 86.2 sq. metres (927.5 sq. feet)

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

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This property is situated in a sought after Chipping Sodbury development. Weavers Way is popular for its proximity to Chipping Sodbury High Street, nearby Waitrose store and open green spaces to explore at the local sports clubs and Chipping Sodbury Common. Barnhill Gate was built just 9 Years ago by Bloor Homes. The property would suit either a first time buyer or someone looking to downsize who wishes to be close to all the local amenities. Offering 3 bedrooms to the first floor, along with a family bathroom and an en-suite shower room to the master. The ground floor has a sociable layout, with a lovely lounge to the front with built in storage, to the rear you will find a good size kitchen/diner which is full of natural light and French doors leading out to the garden. This neutral kitchen has space for dining and also comes with a separate utility area. There is also a ground floor cloakroom. Outside, there is a low maintenance garden, which is enclosed and laid to patio and artificial grass, along with a large storage shed. A gate to the rear then leads to a tandem double driveway. Annual Management fee will apply

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), 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

- Superb Chipping Sodbury Estate
- Walking Distance to Chipping Sodbury High Street and Waitrose
- 3 Bedrooms
- Family Bathroom and Esuite
- Kitchen/Diner
- Utility Area and WC
- Enclosed Rear Garden And Garden Shed
- Driveway Parking for 2 cars
- Ideal First Home or Investment
- Council Tax Band - C South Gloucestershire Council

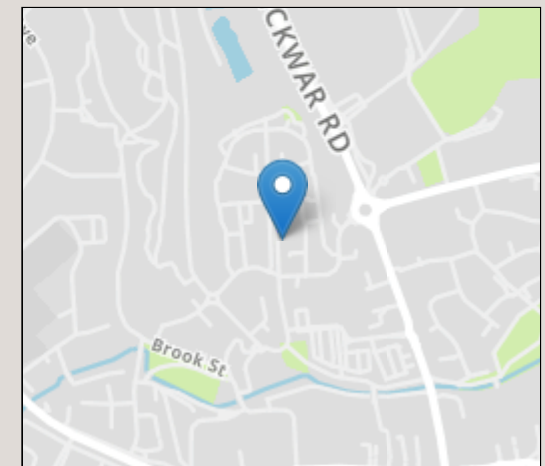
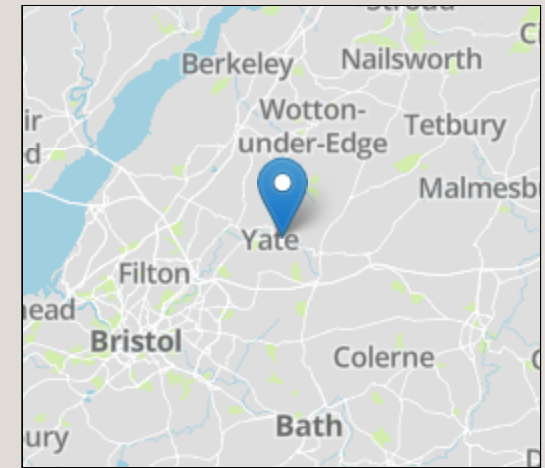
Directions

From the roundabout on the Wickwar Road turn into Drovers Way and then take the second right into Weavers Way. Drive a short distance along and number 6 can be found on the right hand side.

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

Tenure - Freehold

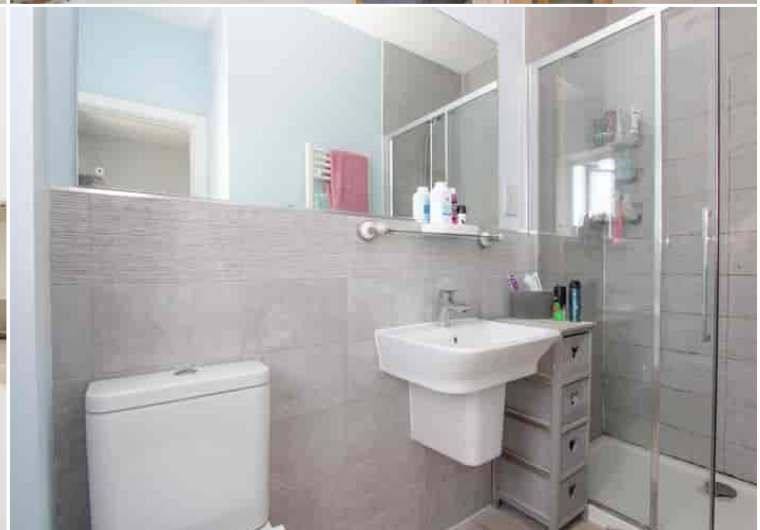
Contact & Viewing - Email: chippingsodbury@milburys.co.uk Tel: 01454 318338



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B		
(69-80)	C		84
(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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