

Milburys

SALES LETTING MANAGEMENT



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

£350,000





# 72 Couzens Close, Chipping Sodbury, South Gloucestershire BS37 6BT

## 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 attractive 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

- Popular Chipping Sodbury Estate
- 3 Double Bedrooms
- Single Garage
- Easy Level Stroll to Nearby High Street Shops and Amenities
- Large Conservatory/Family Room
- Low Maintenance Enclosed Garden
- Modern Kitchen and Bathroom
- Double Driveway to Front
- Overlooking Nature Reserve
- Council Tax Band - C - South Gloucestershire Council

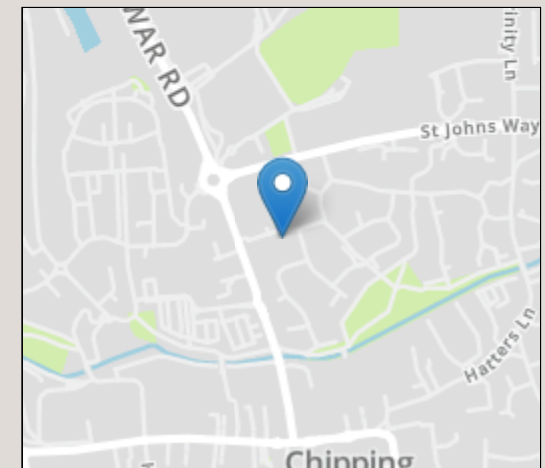
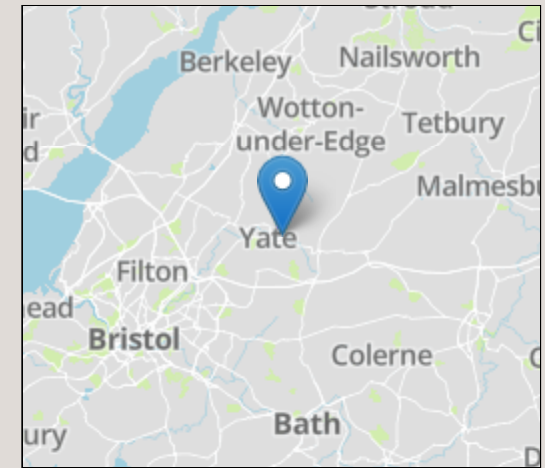
## Directions

From St Johns Way take the first turning on your right into Couzens Close, As the road splits bare right, follow the road around and No.72 will be found on your left.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [chippingsodbury@milburys.co.uk](mailto:chippingsodbury@milburys.co.uk) Tel: 01454 318338



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	72	
(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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