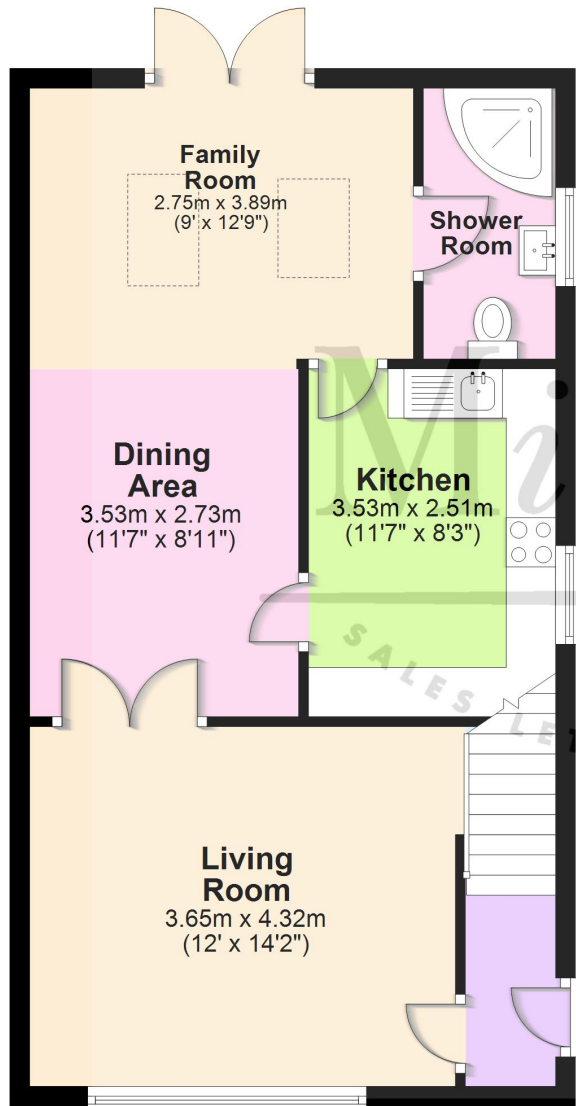




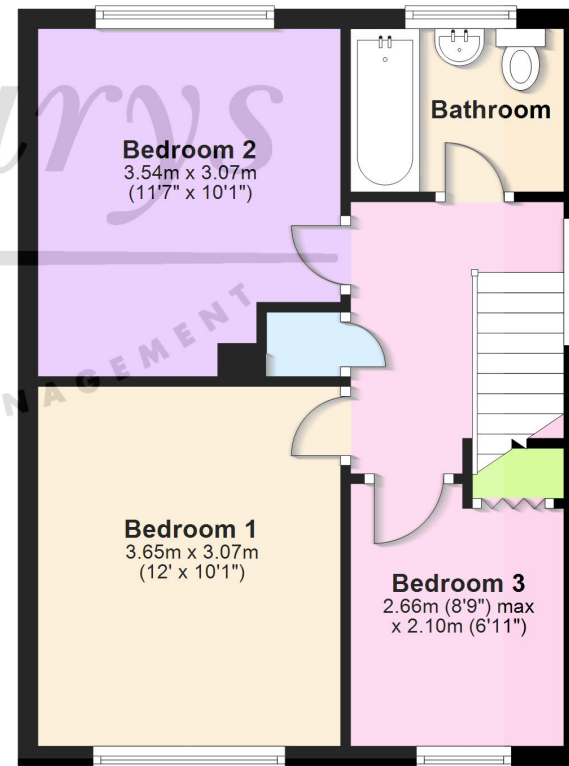
Ground Floor

Approx. 54.0 sq. metres (581.1 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.1 sq. feet)



Total area: approx. 92.6 sq. metres (997.2 sq. feet)

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

17 Burgage Close, Chipping Sodbury, South Gloucestershire BS37 6DZ

Offered for sale with NO ONWARD CHAIN! A delightful, extended semi-detached family home in a quiet cul-de-sac location within easy walking distance of Chipping Sodbury High Street and all the local amenities. On arrival you will see ample off street parking to the front and side, which leads down to the rear garden. Once inside the property, the accommodation comprises of a light and bright living room with feature fireplace to the front which is accessed via the side entrance hall. This in turn leads through to the dining area. There is a neutral cream kitchen and then a superb rear extension which was built in recent years and now provides a further family room. From here you can also access a modern downstairs WC and shower room. Upstairs has three good size bedrooms and a family bathroom. Outside there is a pleasant and manageable rear garden, laid to lawn and patio, westerly facing and with well stocked borders. Overall, a well presented property in a convenient position to the High Street with NO CHAIN!

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 Of Chipping Sodbury High Street • Extended Semi Detached Family Home
- Ground Floor Extension • 3 Bedrooms • 3 Reception Areas • Downstair WC with Shower • West Facing Garden • Ample Parking
- Council Tax Band - C

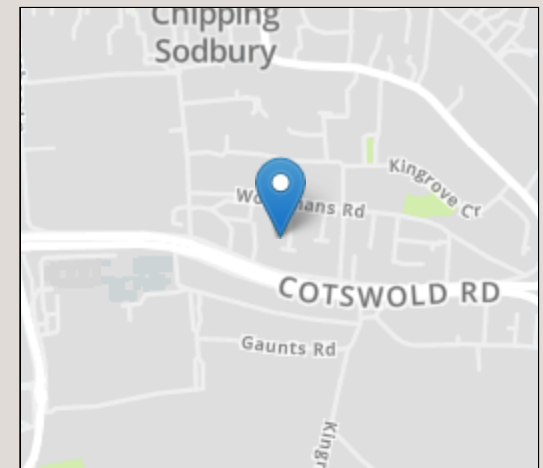
Directions

From our office take Hounds Road in the direction of Cotswold Road. Just before you reach the end take the turning on the left hand side on to Woodmans Road. Burgage Close is the first turning on the right hand side, with number 17 found a few houses in on the right.

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

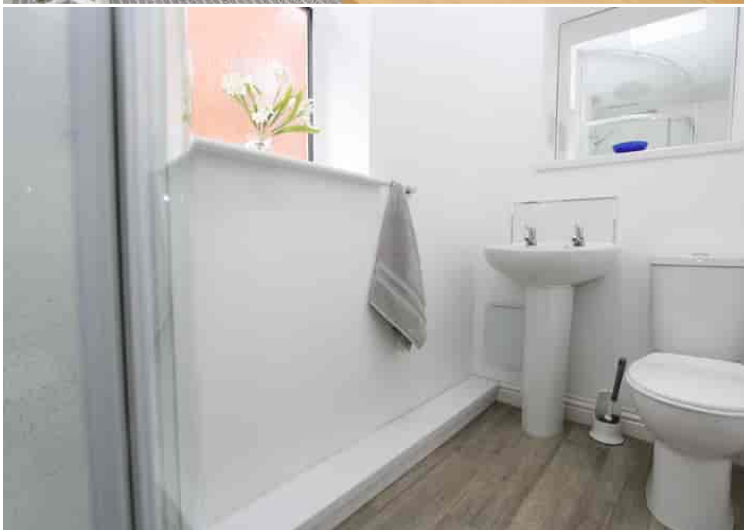
Tenure - Freehold

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



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