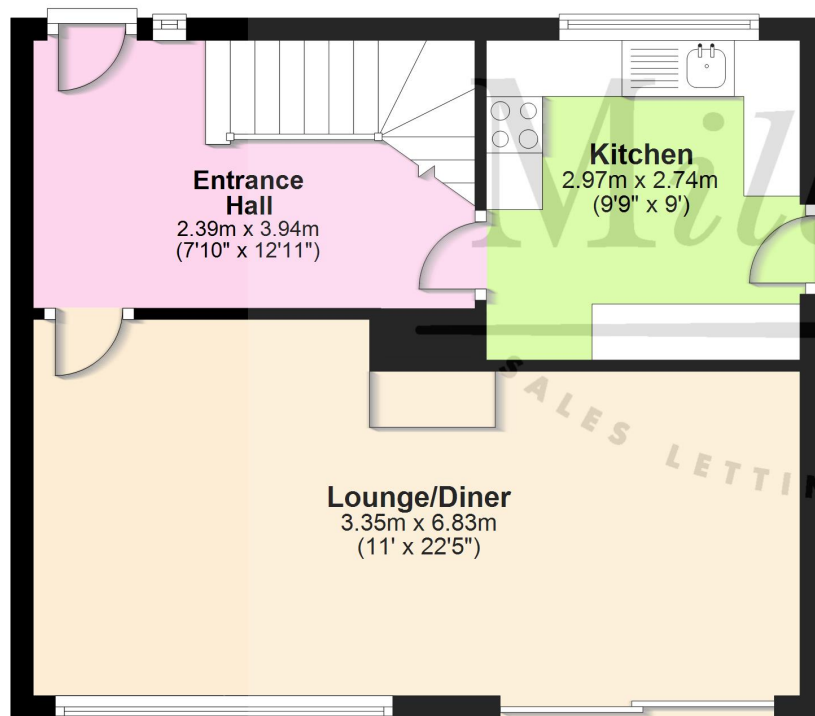






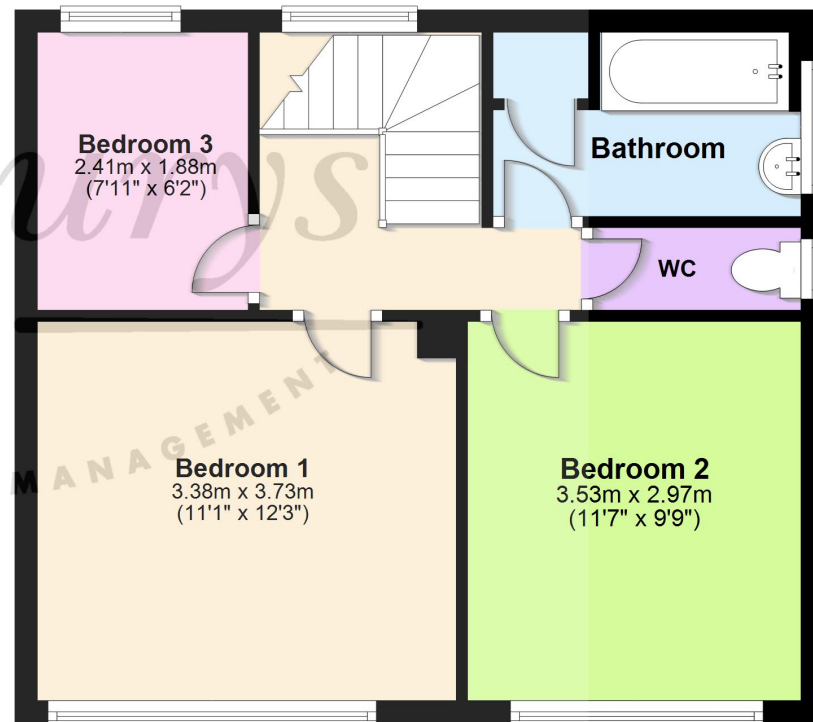
## Ground Floor

Approx. 40.1 sq. metres (431.4 sq. feet)



## First Floor

Approx. 40.9 sq. metres (440.0 sq. feet)



Total area: approx. 81.0 sq. metres (871.4 sq. feet)

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

# 21 Virginia Close, Chipping Sodbury, South Gloucestershire BS37 6HN

Offered for sale with NO ONWARD CHAIN! This vacant semi-detached home is in an excellent location; walking distance to the shops, amenities and schools in Chipping Sodbury, plus equal in walking distance to Yate Shopping Centre and several Primary and Secondary schools. The property - which has neutral and spacious accommodation - is found in a quiet cul-de-sac on the popular Elms Estate. This lovely home comprises of a large entrance hall that leads through to a light and bright lounge/diner with patio doors leading out to the rear. You will then find a fitted kitchen to the front of the property, with space for appliances. The first floor comes with two good size double bedrooms and a small single bedroom, then a bathroom and a separate cloakroom. The property comes with double glazed windows and gas central heating. The rear garden is generous in size, laid to lawn, patio and a further decked seating area. You will also find single garage with parking in front of it. A delightful first time buyers home, a young family home, or could equally suit those looking to downsize and be close to all the local amenities.

## 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 • Semi-Detached Home • Walking Distance Of Chipping Sodbury High Street • Large Lounge/Diner
- 3 bedrooms • Good Size Rear Garden • Garage and Driveway Parking • Gas Central Heating and Double Glazing
- Council Tax Band - C South Gloucestershire Council

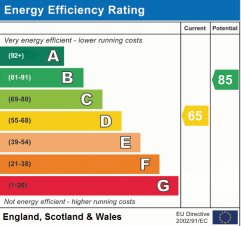
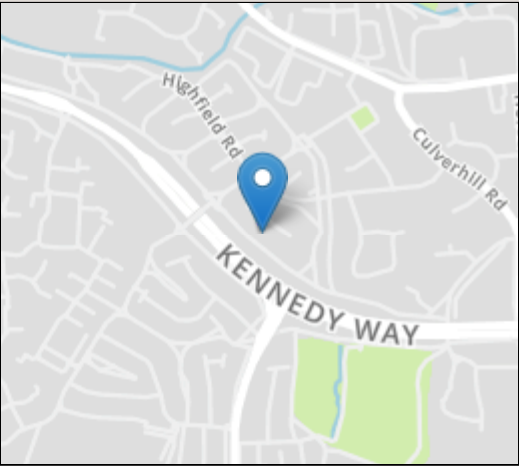
## Directions

Travel up the High Street toward Yate and turn left at the mini-roundabout onto Culverhill Road, then take the the first right turning into Highfield Road. Follow the road down and take the 2nd turning on your left into Virginia Close where number 21 can be found on your right hand side.

**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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