



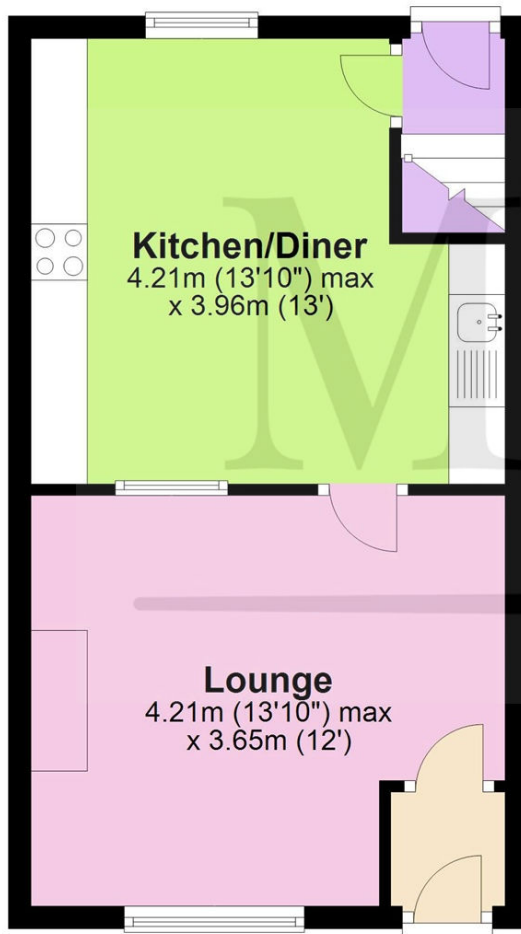
**Milburys**  
SALES LETTING MANAGEMENT

**73 Horse Street, Chipping Sodbury, South Gloucestershire BS37 6DE**

**£245,000**

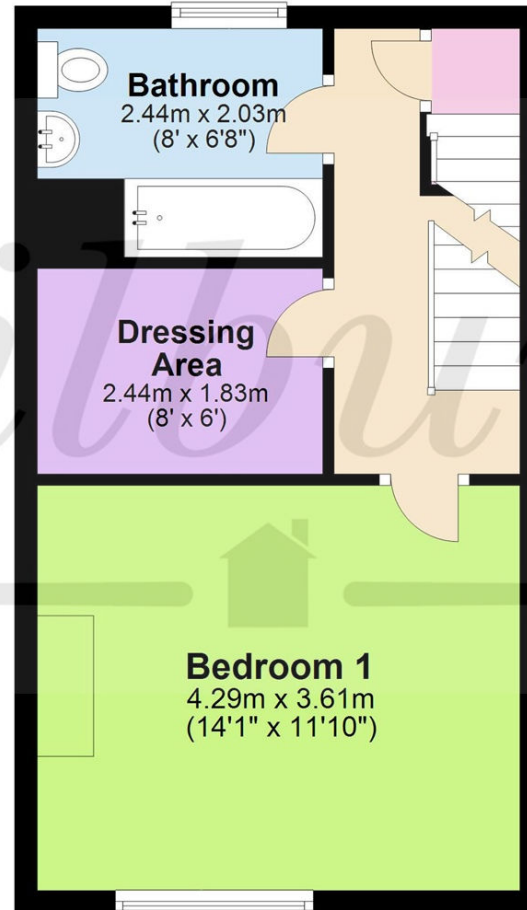
## Ground Floor

Approx. 32.5 sq. metres (349.8 sq. feet)



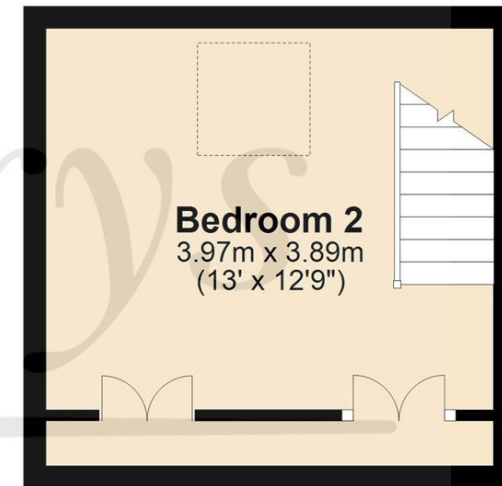
## First Floor

Approx. 32.5 sq. metres (349.5 sq. feet)



## Second Floor

Approx. 15.4 sq. metres (166.1 sq. feet)



Total area: approx. 80.4 sq. metres (865.3 sq. feet)

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

# 73 Horse Street, Chipping Sodbury, South Gloucestershire BS37 6DE

A centrally located mid-terrace cottage dating back to the 1800s. Offered with NO ONWARD CHAIN the property is just a short walk from all the local amenities, public houses and shops found in the nearby High Street. Set over three floors the accommodation comprises of a double top floor bedroom/loft room, a lovely size first floor double bedroom with feature fireplace, an internal dressing room and a first floor bathroom. On the ground floor there is a small entrance lobby which leads into a cosy lounge with feature fireplace, whilst at the rear there is a good size kitchen/diner which accommodates a family size dining table and chairs. To the rear of the cottage a small pedestrian pathway takes you to a communal courtyard garden which is shared with the other cottages in the row and used for clothes drying and occasional sitting out. There is also the bonus of a secure brick built store which is ideal for bicycles etc. Please note there is NO GARDEN with the cottage.

## 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

- Character Cottage dating back to the 1800s
- Central Location - Short Walk to High Street Shops and Amenities
- Mid-Terrace Cottage in Small Row
- Accommodation Over Three Floors
- Cosy Living Room With Feature Fireplace
- Kitchen/Diner with Room for Table and Chairs
- Main Bedroom and Internal Dressing Room on First Floor, plus Double Bedroom/Loft Room on Top Floor.
- Pedestrian Pathway ONLY at Rear (NO GARDEN) - Outdoor Communal Drying Area Plus Brick Built Store
- Gas Central Heating and Double Glazing
- Council Tax Band C - South Gloucestershire Council

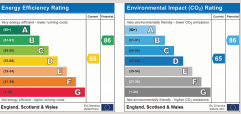
## Directions

From our office in Chipping Sodbury High Street, follow Horse Street round to the right at the war memorial and then around the sharp bend to the left. Number 73 will be found on the left hand side, a short distance along after the Toll House Clinic.

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

South Gloucestershire Council - Council Tax Band C. **Tenure** - Freehold

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



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