



**COUNTRY**  
PROPERTY



**47 Grace Close**

Chipping Sodbury

**£445,000**



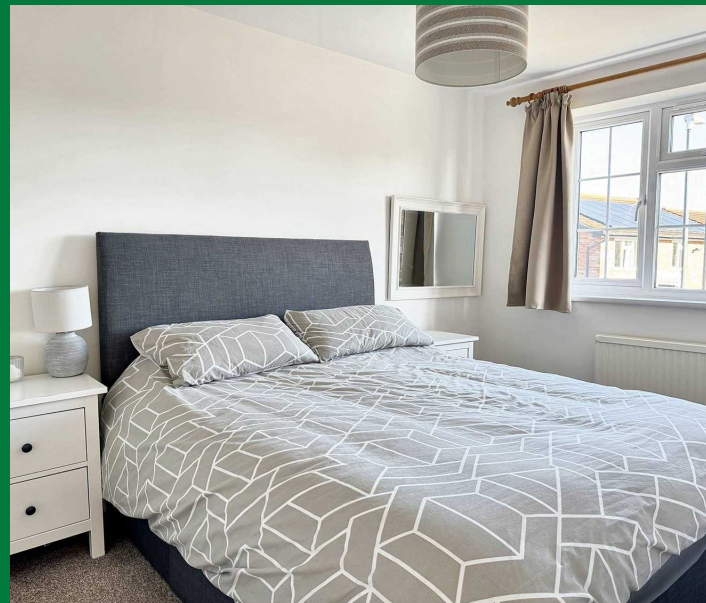
# 47 Grace Close

Chipping Sodbury, BS37 6ND

Beautifully presented, this light and airy 3 bedroom detached home is located in a quiet cul de sac, in the popular road of Grace Close and is within walking distance to Chipping Sodbury High Street. Its ideally located for the amenities the town offers, yet on the edge of the countryside so there are plenty of walks to enjoy straight from the door.

The accommodation includes entrance hall, lounge, generous kitchen/dining room, cloakroom, 3 bedrooms and bathroom. There is an integral garage with driveway parking to the front and a south west facing enclosed garden to rear. The property is being offer to sale with no onward chain and is ready to move into with no work required.

- Detached House
- Lounge
- Kitchen Dining Room
- 3 Bedrooms & Bathroom
- Garage & Driveway Parking
- Enclosed Rear Garden
- No Onward Chain
- Energy Efficiency Rating C





## Chipping Sodbury

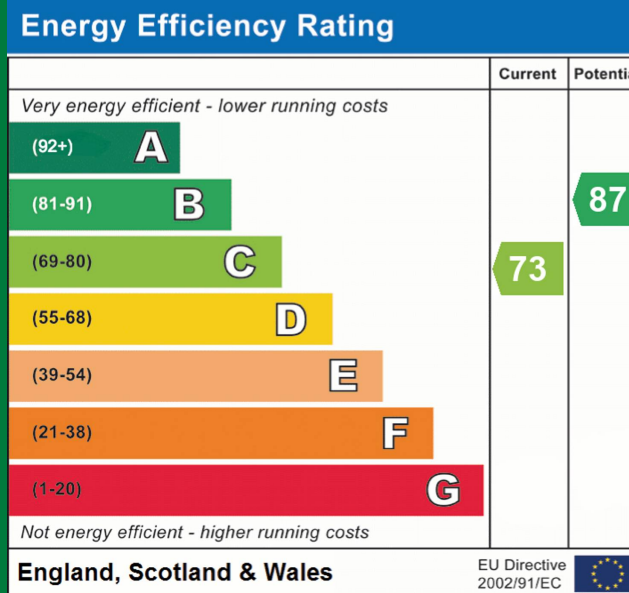
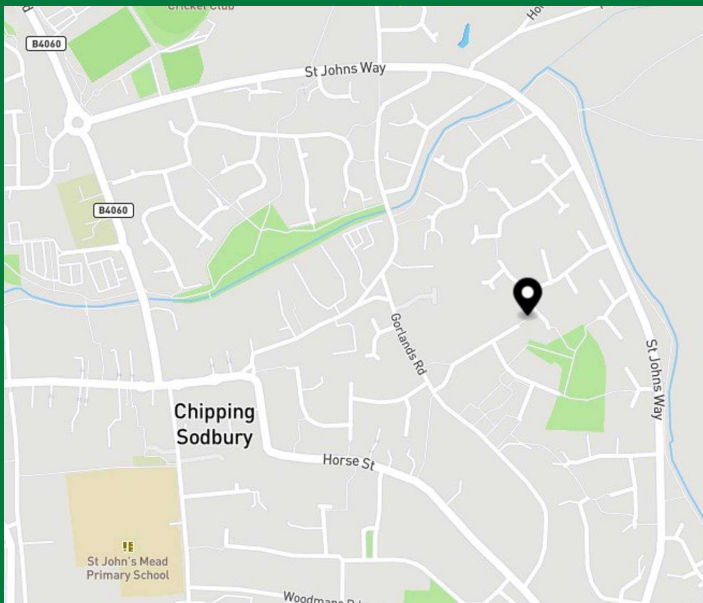
Chipping Sodbury is an ancient market town and important business centre and Conservation Area with a Waitrose and full range of established shopping and educational facilities. The town also has an ancient town hall, local public houses and range of restaurants. Bristol and Bath town centres = 14 miles - M4 motorway J18 at Tormarton = 4 miles - M5 motorway J14 at Falfield = 8 miles - Railway terminals at Yate & Bristol Parkway - Aztec West, Abbeywood and Cribbs Causeway = 7 miles.

Well-presented 3 bed detached family home in a quiet cul de sac near Chipping Sodbury High St. Features lounge, kitchen/dining room, cloakroom, 3 beds, bathroom, integral garage, front parking, and SW facing garden at the rear.

Council Tax band: D

Tenure: Freehold

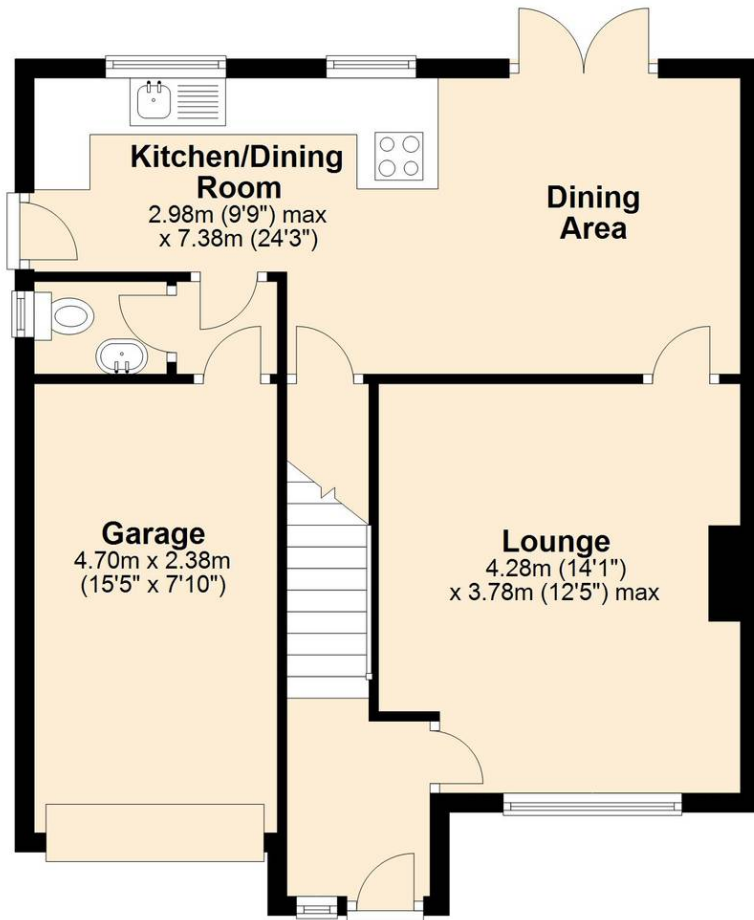
EPC Energy Efficiency Rating: C





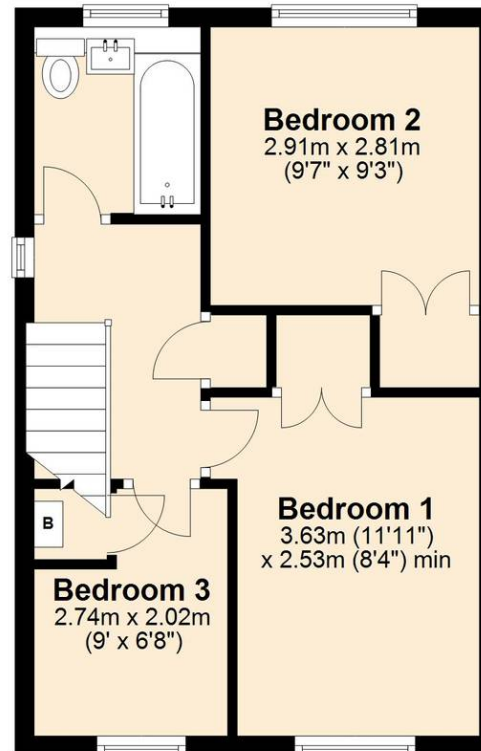
## Ground Floor

Approx. 57.9 sq. metres (622.9 sq. feet)



## First Floor

Approx. 35.1 sq. metres (377.3 sq. feet)



Total area: approx. 92.9 sq. metres (1000.2 sq. feet)

Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

This plan includes only the main rooms and does not include  
any external areas or outbuildings.

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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