



Ground Floor Flat, 44 Cotswold Road

Chipping Sodbury

£199,950



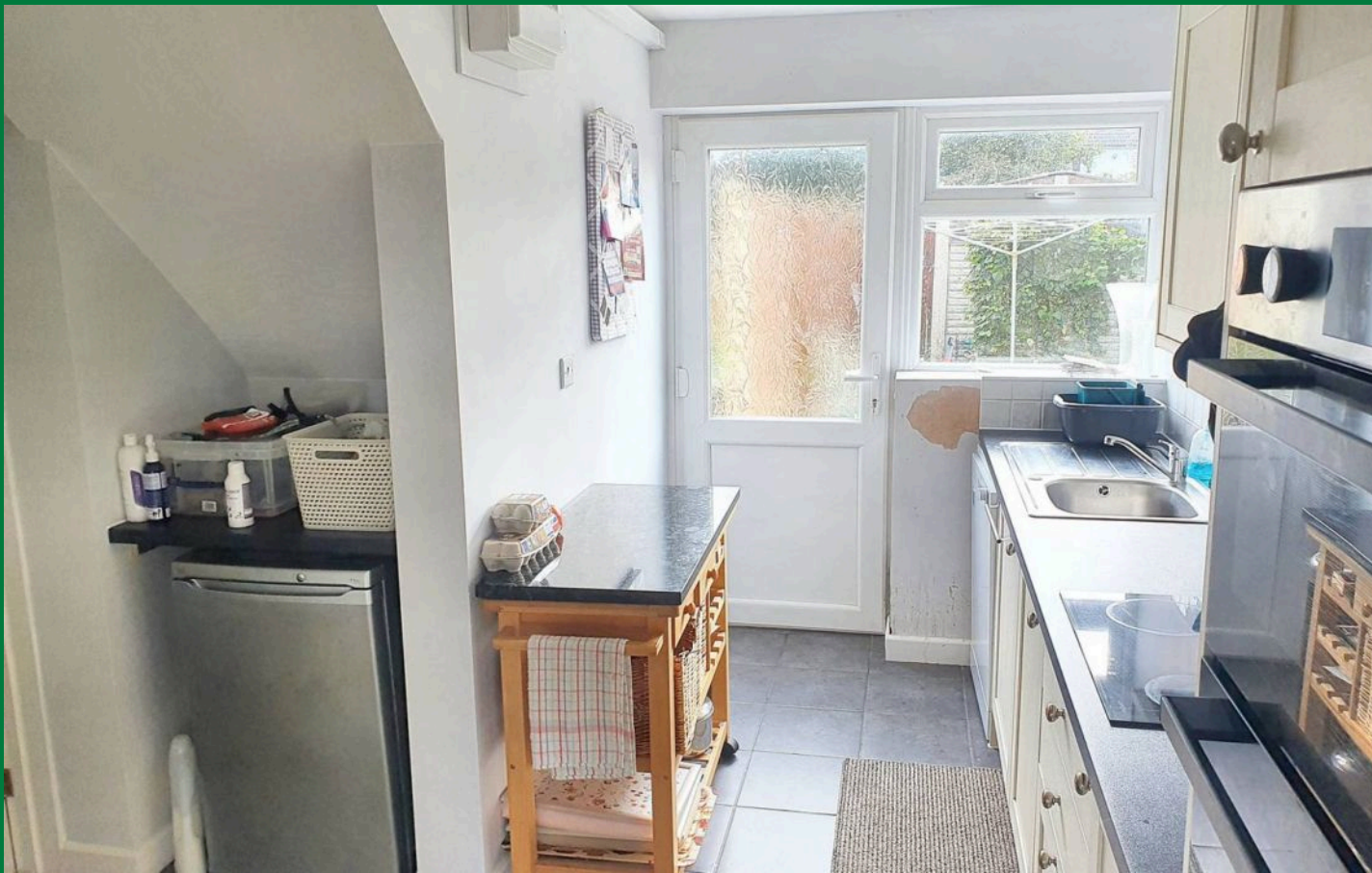
Ground Floor Flat, 44 Cotswold Rd

Chipping Sodbury, Bristol, BS37 6DP

Ground floor flat with South facing Garden and Garage, located in a convenient spot not far from the High Street. The property originates from a 1950s house but was converted into two flats in 2010, of which this property occupies the ground floor. Therefore the central heating, electrical, roof, kitchen and bathroom installations are all well within their serviceable life, and the flat is nicely presented for sale. A patio area opens from the kitchen door to the South facing garden, where there is also a garage and off road parking for one car.

- Ground Floor Flat
- South Facing Owned Garden
- Garage And Off Road Parking
- Convenient Location Near Hi St
- 2 Bedrooms, Bathroom
- Gas Central Heating, Combi
- Energy Efficiency Band C





Location

Chipping Sodbury

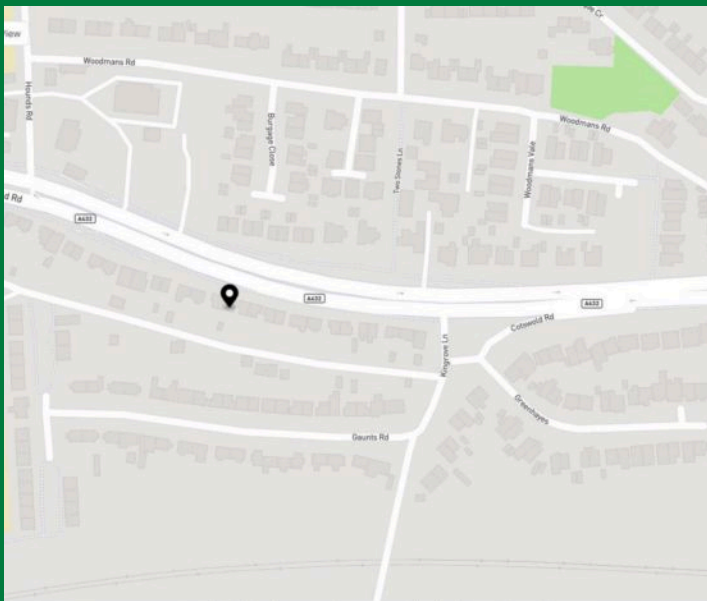
This property is a 5 minute walk from Chipping Sodbury or 3 minutes drive to Yate centre. Chipping Sodbury is a medieval market town dating back to pre-1300s. Nowadays many social activities, clubs and organisations thrive here. There is a Waitrose supermarket and full range of artisan shops, a wide selection of local pubs and restaurants, an award winning bakery and butcher, and a Town Hall events venue. We have a Golf club, tennis, rugby, football and running clubs. Yate Shopping Centre has a huge range of shops, big Tesco, M&S and restaurants. Bristol and Bath = 14 miles. M4 J18 = 4 miles. M5 J14 = 8 miles. Yate rail station = 2 miles. Aztec West, Abbeywood and Cribbs Causeway = 7 miles.

Further details

Council Tax band: B

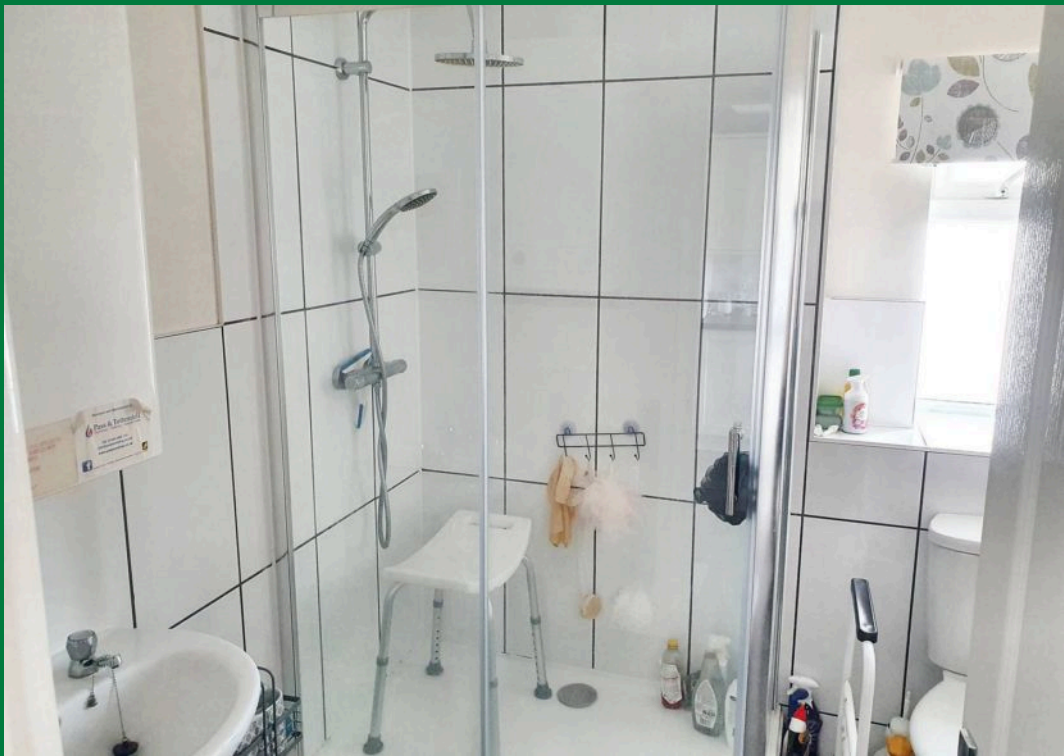
Tenure: Leasehold

EPC Energy Efficiency Rating: C



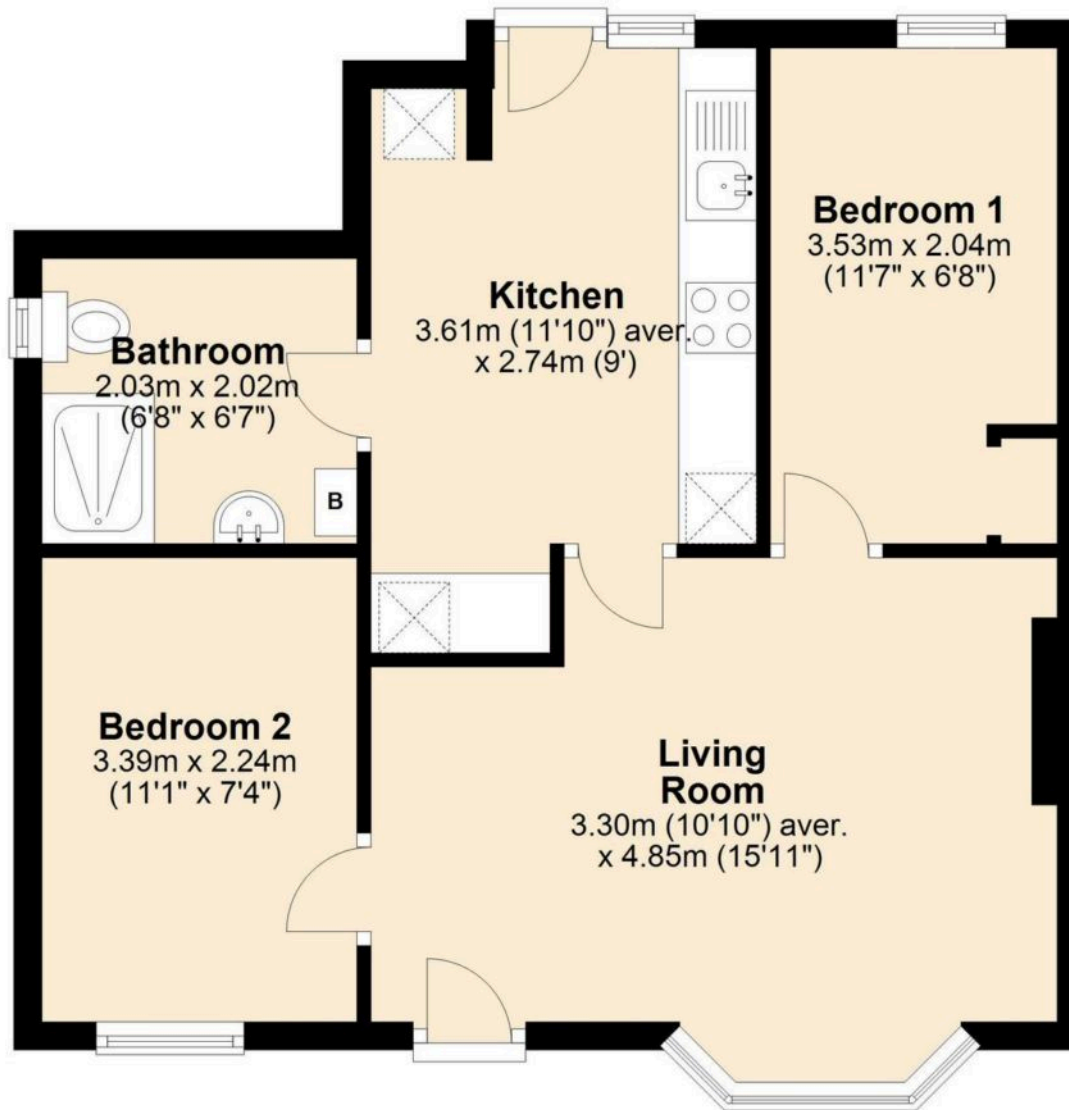
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	76
(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		



Ground Floor

Approx. 46.7 sq. metres (502.7 sq. feet)



Total area: approx. 46.7 sq. metres (502.7 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

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.

No person in the employment of Country Property has authority to make any representation or warranty whatsoever, in relation to this property. We retain the copyright to all promotional material used to market this property.



The Grange, 73 Broad Street, Chipping Sodbury
South Gloucestershire, BS37 6AD

01454 321339

www.countryproperty.co.uk
enquiries@countryproperty.co.uk