



COUNTRY
PROPERTY



3 Grace Close

Chipping Sodbury

£399,500



3 Grace Close

Chipping Sodbury, BS37 6NS

Detached 3 bedroom home located off St John's Way in Grace Close, within walking distance to Chipping Sodbury High Street, offered for sale with no onward chain.

The property is ready to move into and has a lovely Southerly facing enclosed rear garden, driveway parking to the front and an integral single garage. The accommodation includes entrance hall, cloakroom, kitchen diner, lounge, separate conservatory which is located off the rear of the garage and on the first floor you'll find 3 bedrooms plus a shower room. Offered for sale with no onward chain, the property is 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.

- Detached Home
- Lounge & Conservatory
- Kitchen Diner & Cloakroom
- 3 Bedrooms & Shower Room
- Integral Garage & Driveway Parking
- Enclosed Southerly Facing Garden
- Energy Efficiency Rating C





Chipping Sodbury

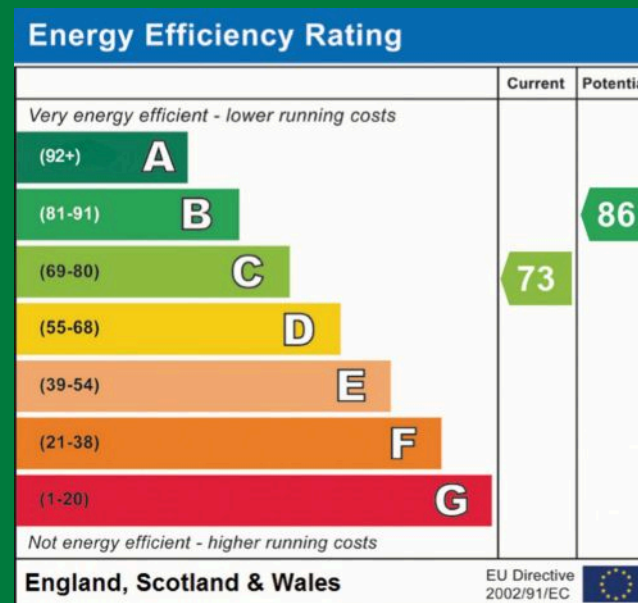
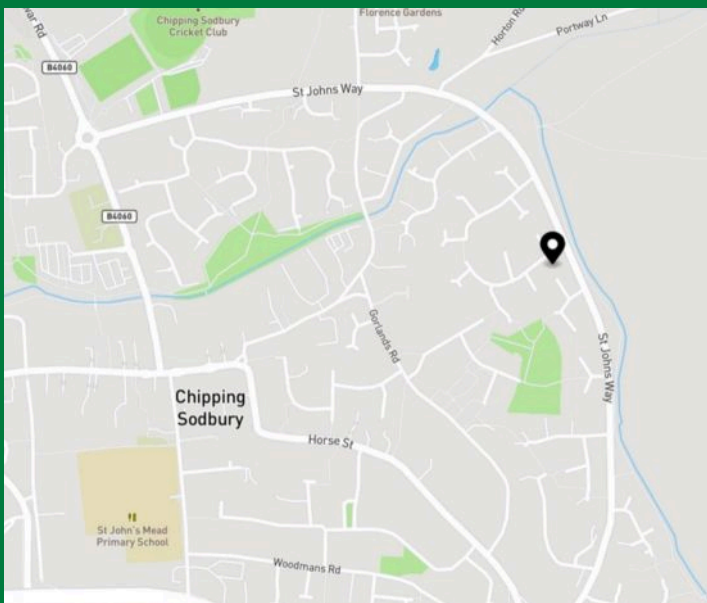
Chipping Sodbury is an ancient market town and important business centre and Conservation Area with a Waitrose and full range of established shopping and educational facilities. The town also has an ancient town hall, local public houses and range of restaurants. Bristol and Bath town centres = 14 miles - 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.

3 bed detached home in Grace Close, Chipping Sodbury. Ready to move in with Southerly facing garden, driveway, garage. Close to town amenities, countryside walks. No onward chain.

Council Tax band: D

Tenure: Freehold

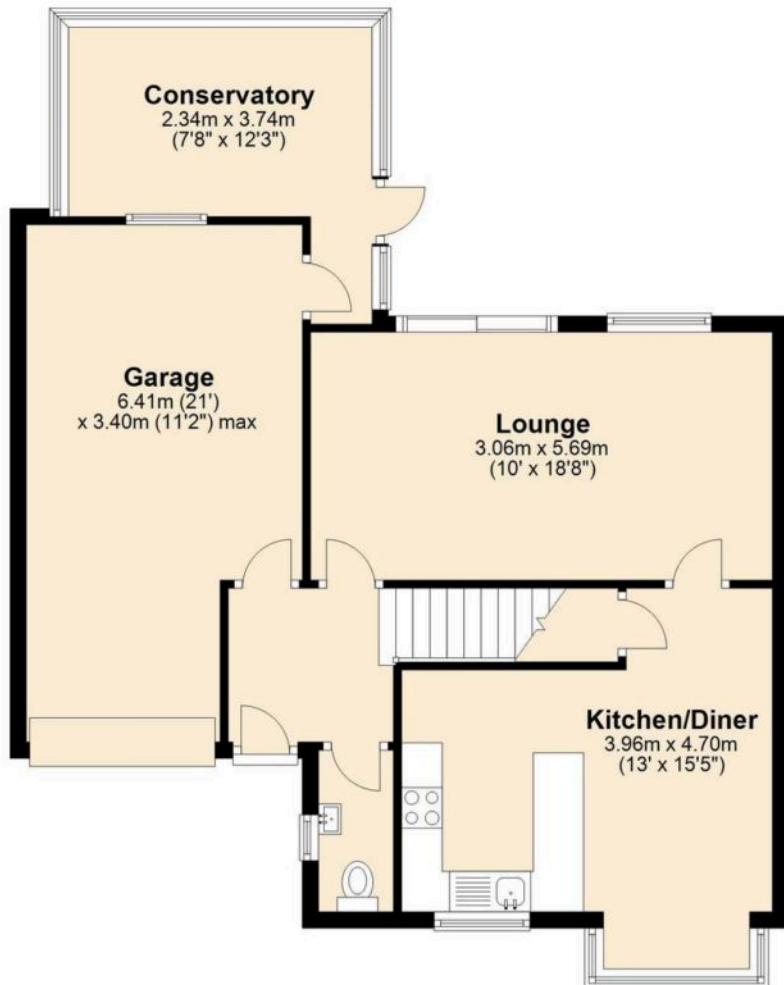
EPC Energy Efficiency Rating: C





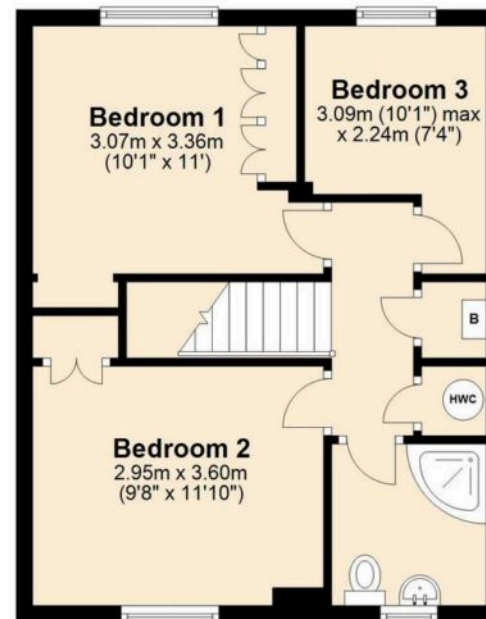
Ground Floor

Approx. 73.6 sq. metres (791.7 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.2 sq. feet)



Total area: approx. 113.5 sq. metres (1221.9 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