



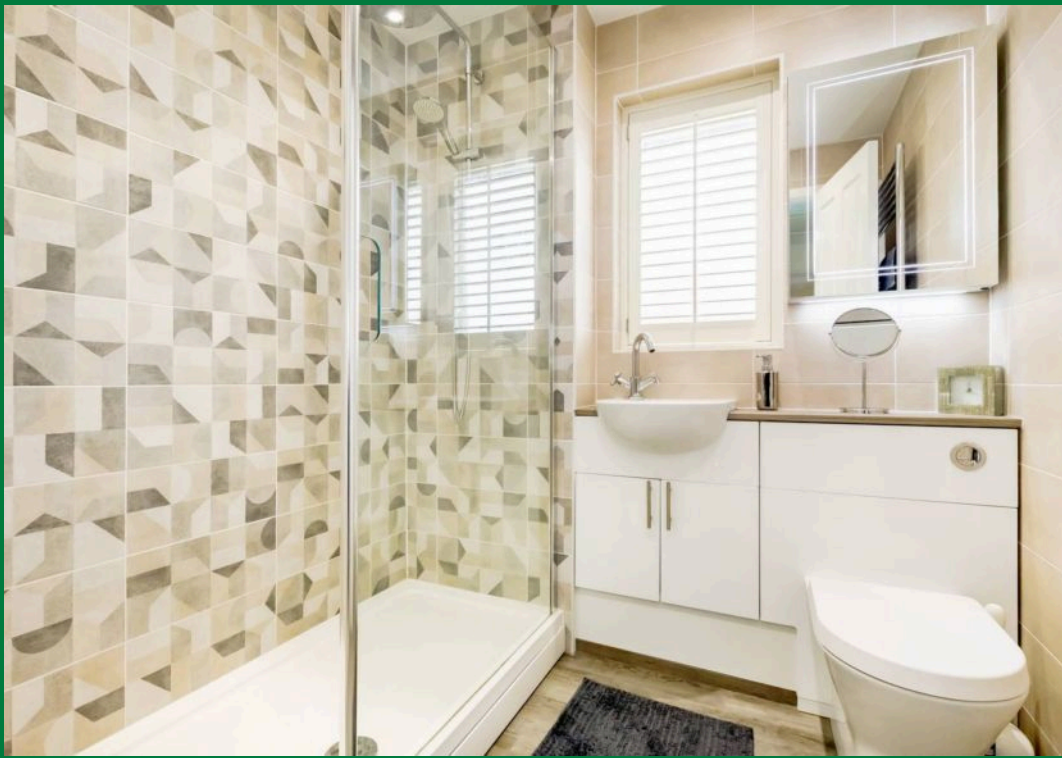
**COUNTRY**  
PROPERTY



**132 Couzens Close**  
Chipping Sodbury

Guide Price £400,000







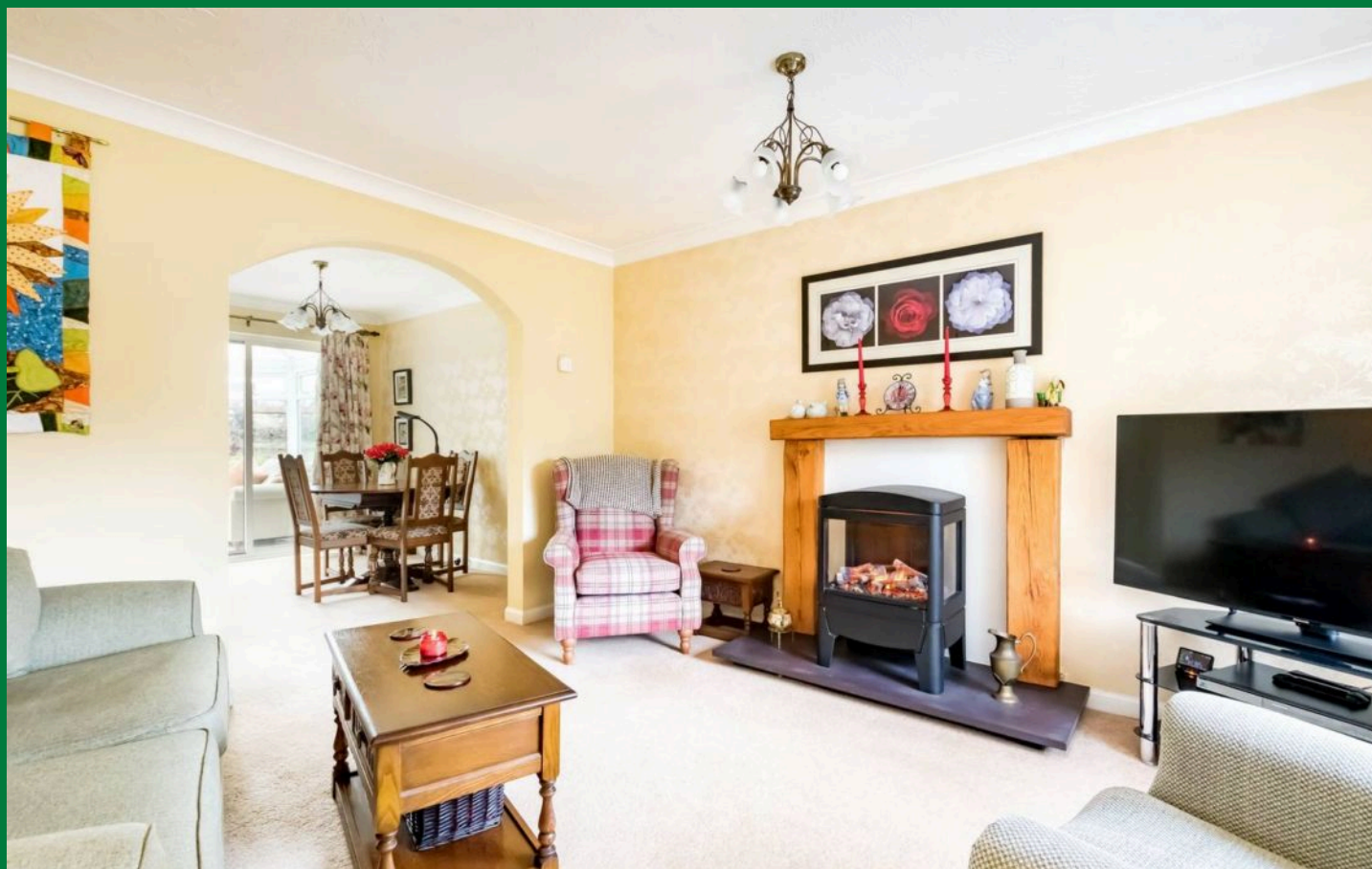
# 132 Couzens Close

Chipping Sodbury, Bristol, BS37 6BU

Delightful 3 bedroom link detached house, situated in a nice open position, within a quiet cul-de-sac. To the rear is a South-Westerly facing rear garden, enclosed, and a sunny conservatory that opens on to it. Stepping in to the front door, this house type benefits from an entrance hall and downstairs cloakroom, before door opening into the lounge with feature fire. Full width opening into dining room, conservatory, fitted kitchen, and separate utility room, which has a single integral door to the garage. Our conservatory sits off the dining room.

The property is a picturesque 5 minute stroll down the river Frome to the main High Street with its bustling community, shops, pubs and restaurants – not to mention the Waitrose supermarket nearby. Located on the outskirts of the countryside, there is an abundance of long dog walks in the country via Sodbury common, golf, tennis, rugby, football clubs, you name it!

- Individual Link Detached House
- 3 Bedrooms & Shower Room
- Beautifully Presented
- Utility, Conservatory
- Quiet Cul-de-sac Location
- South West Facing Garden
- Off Road Parking & Garage
- Energy Efficiency Band D







## Location:-

Chipping Sodbury

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. 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:-

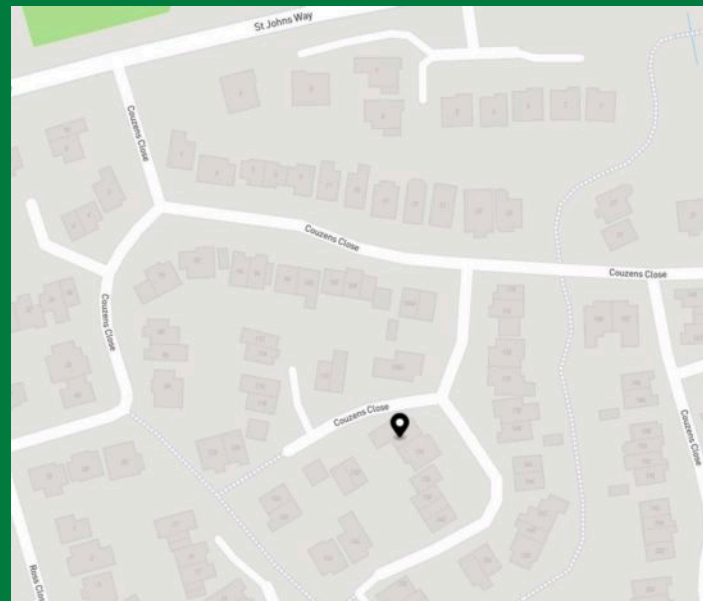
Energy Efficiency Rating Band: D

Council Tax band: D

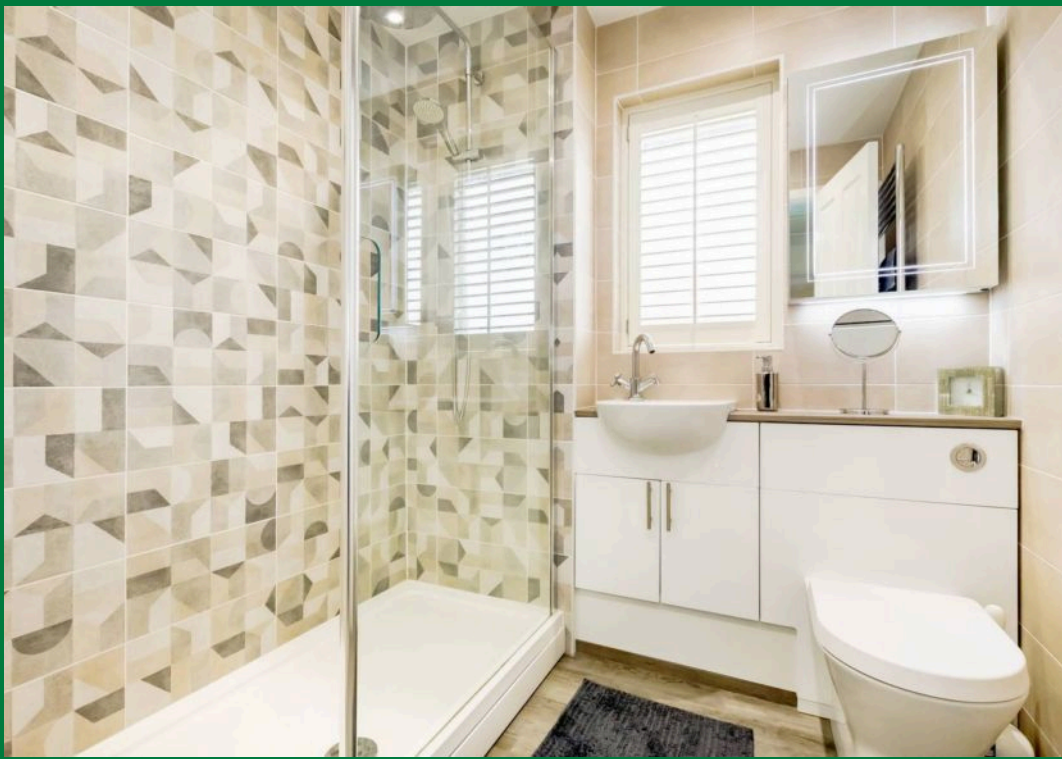
Tenure: Freehold

Gas central heating, mains gas, electricity, water and drainage.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>82</b>
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

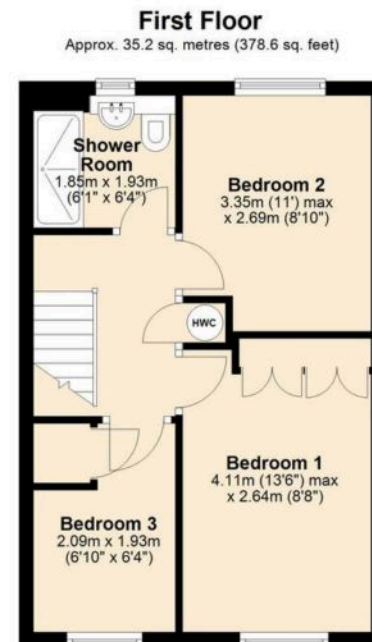








You can include any text in the offer section as modified upon generating your brochure



Total area: approx. 106.8 sq. metres (1150.1 sq. feet)

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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**COUNTRY**  
PROPERTY

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

**01454 321339**

[www.countryproperty.co.uk](http://www.countryproperty.co.uk)  
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