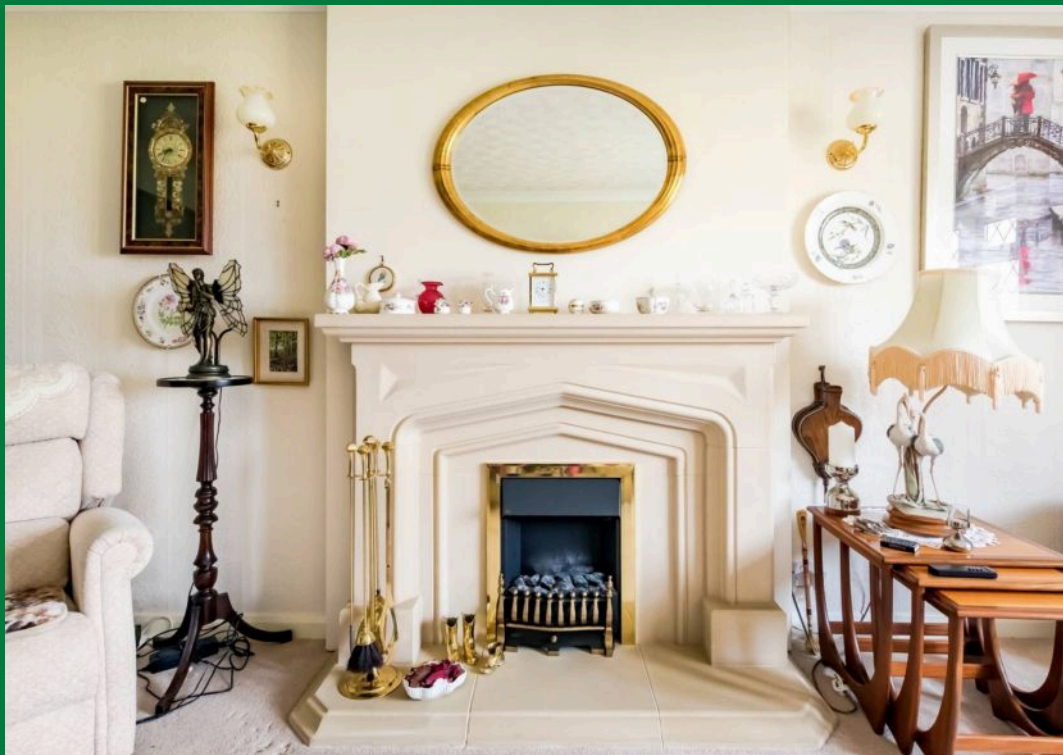
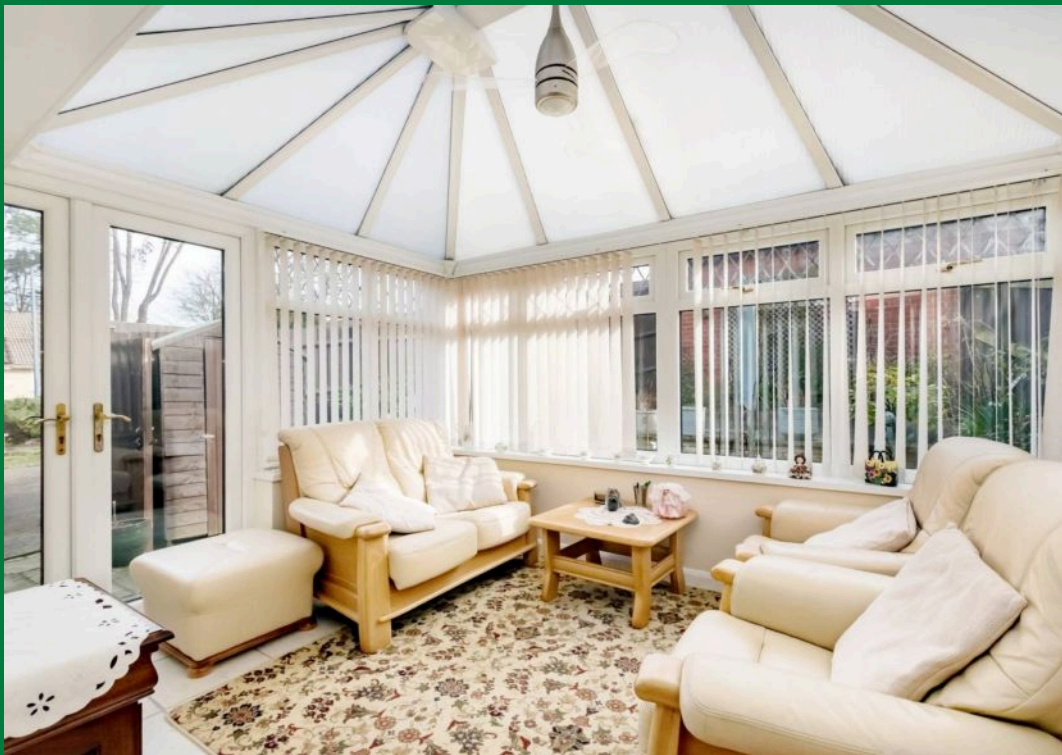




45 Lilliput Court
Chipping Sodbury

Part Buy, Part Rent **£320,000**



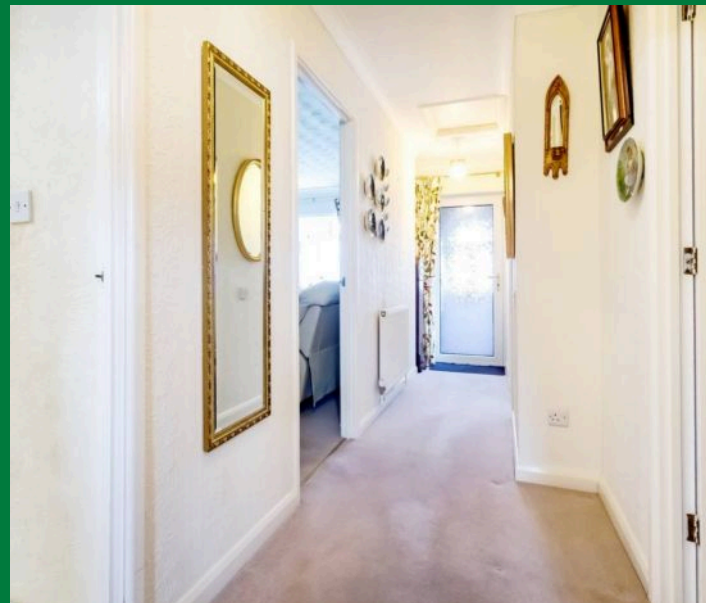
45 Lilliput Court

Chipping Sodbury, BS37 6EB

This beautiful bungalow is conveniently situated in a quiet part of Chipping Sodbury overlooking the picturesque Lilliput Park, and within walking distance of the High Street and further shopping facilities in Yate.

The well-presented accommodation includes entrance hall, lounge, kitchen, conservatory, two bedrooms and shower room. Outside you'll find an enclosed low maintenance rear garden, plus a single garage with driveway parking. The property is being offered for sale with no onward chain, and has a 55+ age restriction. The stated price is for the 100% share, however a 60% share is available with Bromford to eligible applicants on a part-own part-rent basis - please ask agent for more details.

- 60% Share Available
- 55+ Age Restriction
- Kitchen, Lounge & Conservatory
- 2 Bedrooms & Shower Room
- Enclosed Rear Garden
- Garage & Off Road Parking
- No Onward Chain
- Energy Efficiency Rating C





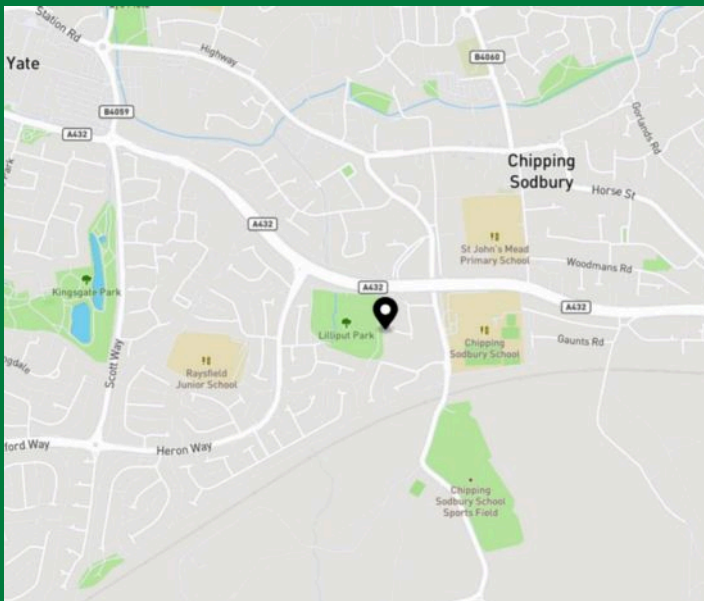
Chipping Sodbury

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.

Conveniently located bungalow in Chipping Sodbury with 2 bedrooms, conservatory, garage, and low maintenance garden. Available for 60% ownership or 100%, no onward chain. Council Tax band: C

Tenure: Leasehold

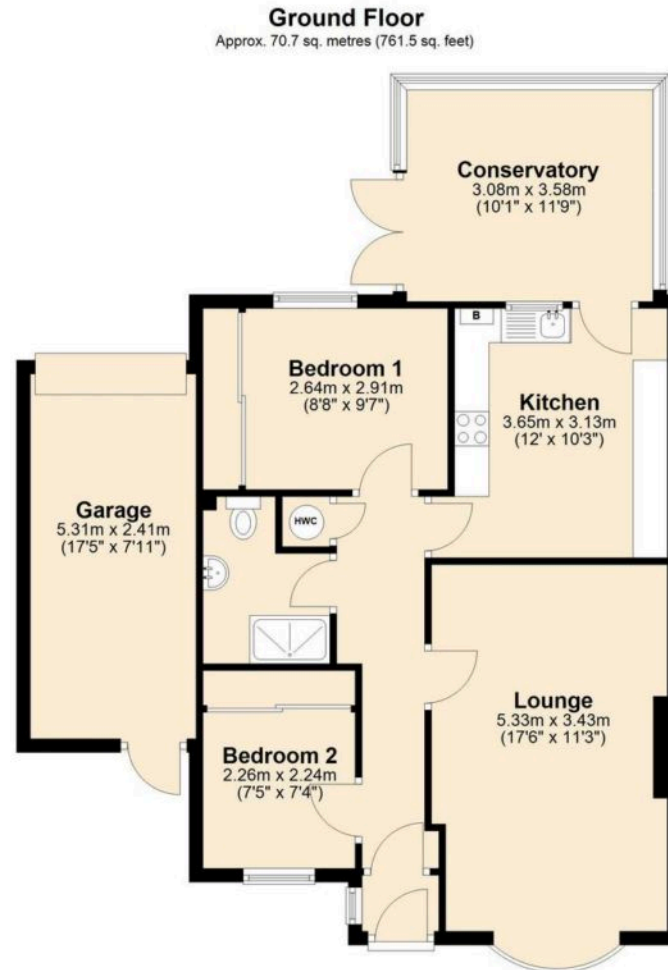
EPC Energy Efficiency Rating: C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	70	
(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		





Total area: approx. 70.7 sq. metres (761.5 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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