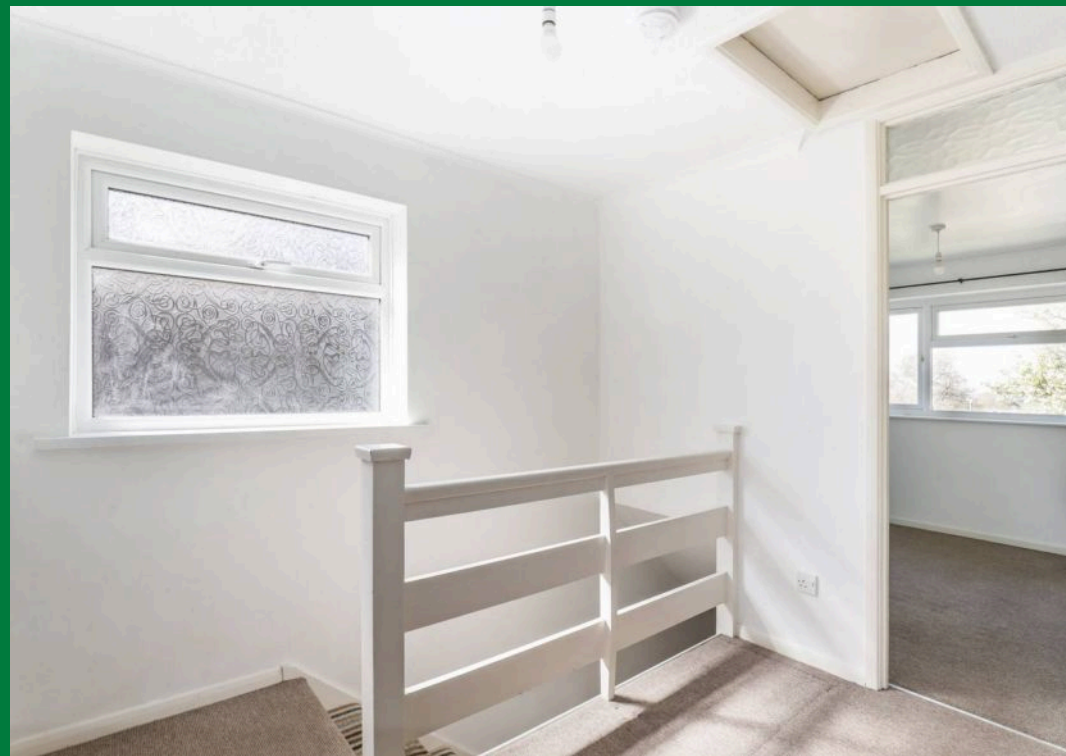
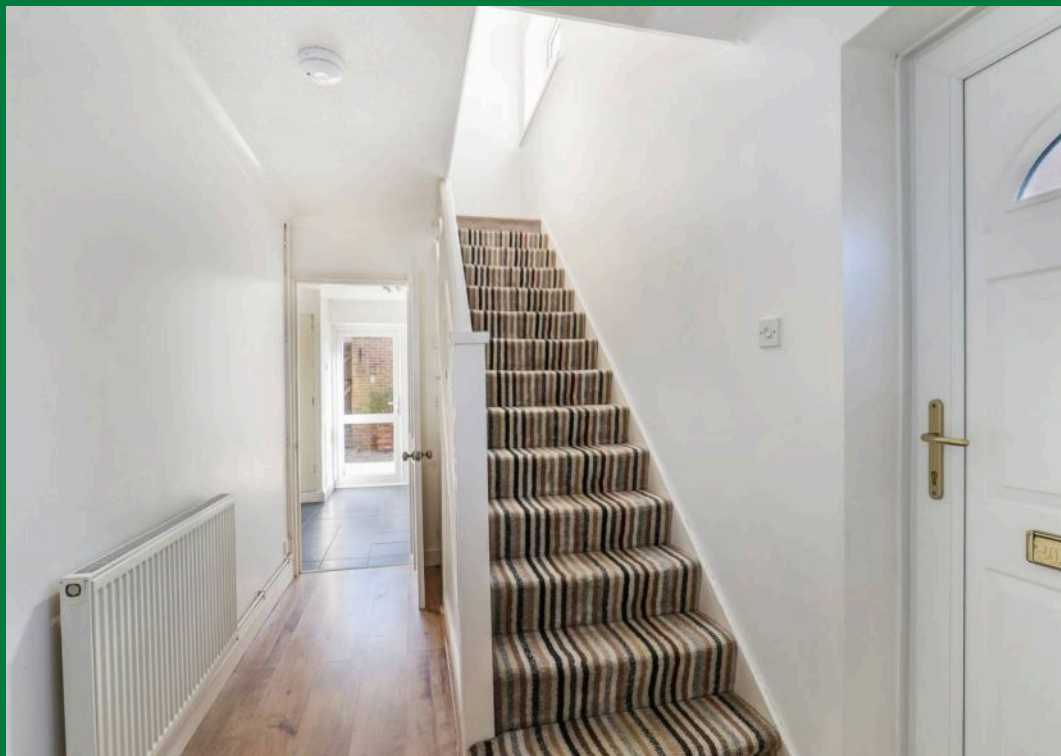
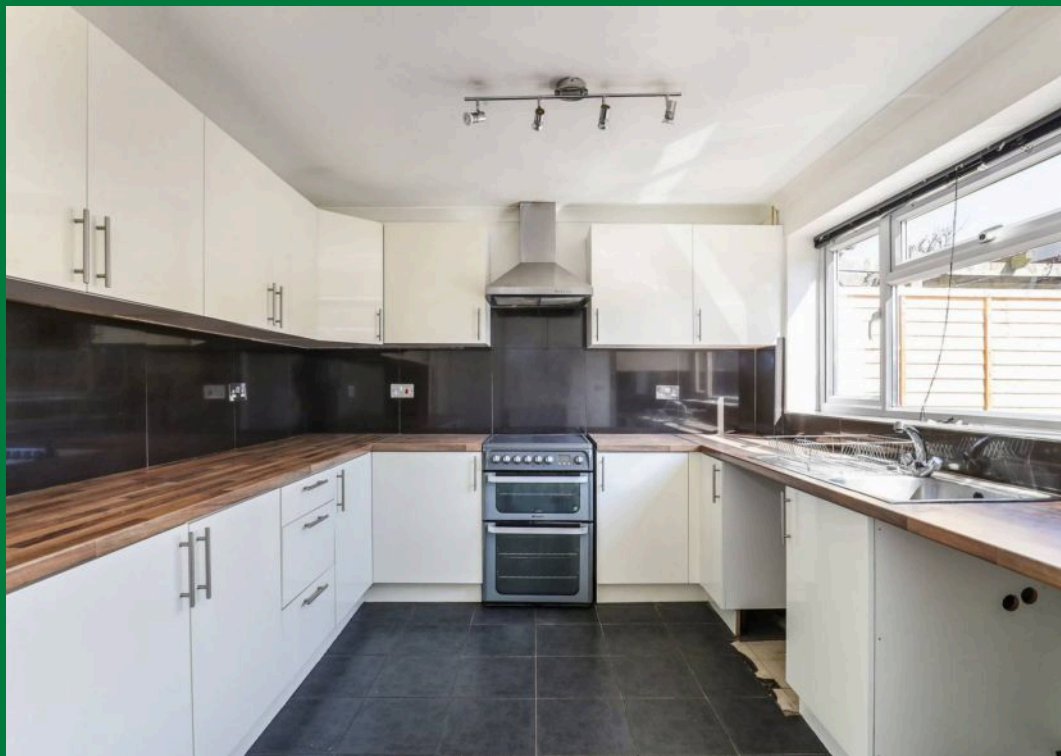




146 Robin Way
Chipping Sodbury

£297,500



146 Robin Way

Chipping Sodbury, BS37 6JT

This semi detached home is located in the popular "Birds" estate of Chipping Sodbury where you'll find local schools and amenities are only minutes away. The property is being offered for sale with no onward chain and has some lovely views out towards the Welsh hills in the distance.

The accommodation is in good order and includes an entrance hall, cloakroom, light and airy lounge and good sized kitchen diner. On the first floor are 3 bedrooms, 2 of which are doubles and a family bathroom. Outside is an enclosed low maintenance rear garden that faces South Easterly and has gated access to the side and rear of the property where you'll find driveway parking for one car, plus a single garage that is wider than average. Please call us to arrange a viewing.

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





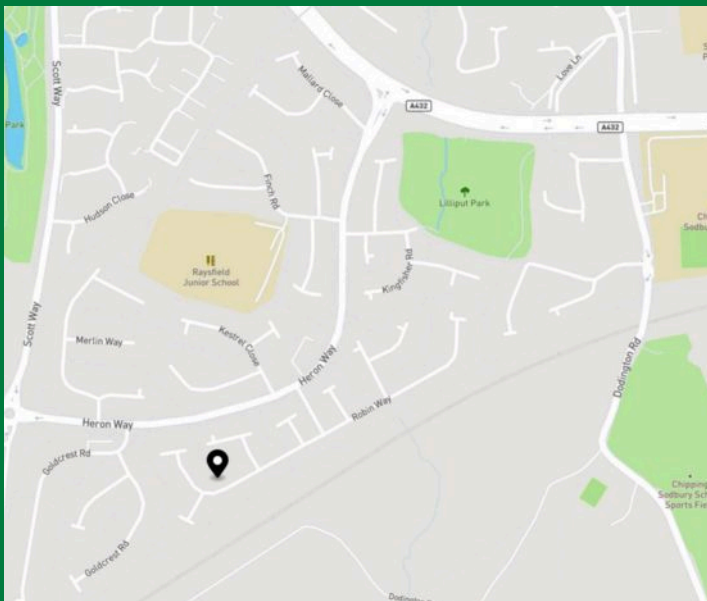
Chipping Sodbury

Chipping Sodbury is a thriving historic market town dating back to pre-1300s. Nowadays many social activities, clubs and organisations make their home here. It has a Waitrose supermarket and full range of artisan shops, a wide selection of local pubs and restaurants, an award winning bakery and butcher, market day, 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.

Semi-detached home in "Birds" estate, Chipping Sodbury. Offered chain-free with lovely views. 3 bed, bath, lounge, kitchen diner. Low maintenance garden, driveway parking, single garage. Viewing recommended. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



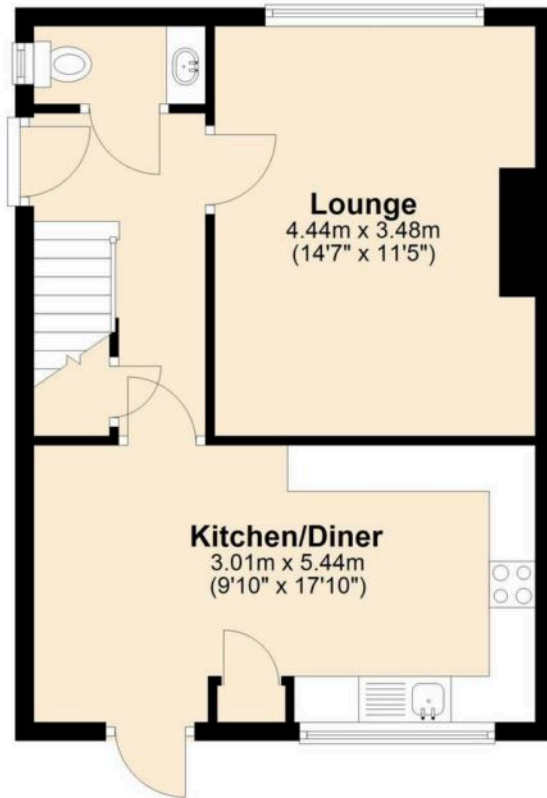
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	82
(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		



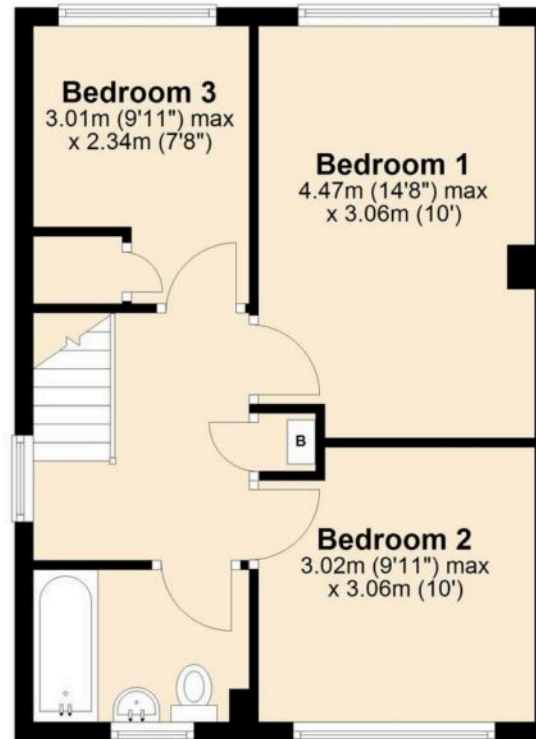
Ground Floor

Approx. 41.0 sq. metres (441.6 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.6 sq. feet)



Total area: approx. 82.1 sq. metres (883.3 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.

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.



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