



6 Couzens Close
Chipping Sodbury

£269,950

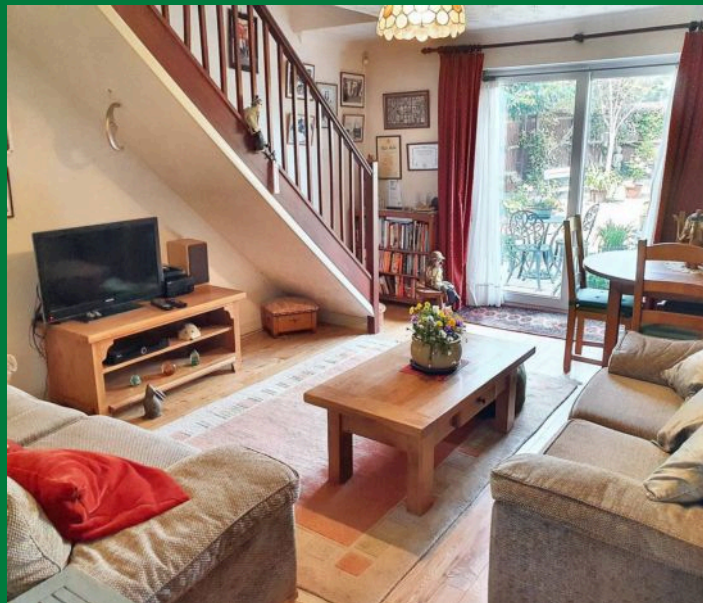


6 Couzens Close

Chipping Sodbury, BS37 6BT

Delightful 2 bedroom semi detached house on a desirable estate just a 4-minute stroll from the bustling Chipping Sodbury High Street. Pleasantly situated within the cul-de-sac, the property benefits from a 'bit of space' around it, with a generous garden and off street driveway parking to the side. Internally the property is up together, nicely presented with recently refitted windows and doors – kitchen, living room, two bedrooms and a shower room. The sunny rear garden is enclosed and benefits from two sheds. Location is perfectly convenient for commuting via M4 and M5 alike, but with all the clubs, restaurants and vibrant community that anyone could ever want, right on your doorstep.

- Delightful 2 Bed Semi
- Pleasant Cul-de-Sac Situation
- Generous Gardens
- Off Road Driveway Parking
- Walking Distance 2 High Street
- Modern Windows, Gas Boiler
- Tidily Presented – Move In
- Energy Efficiency Band C





Chipping Sodbury

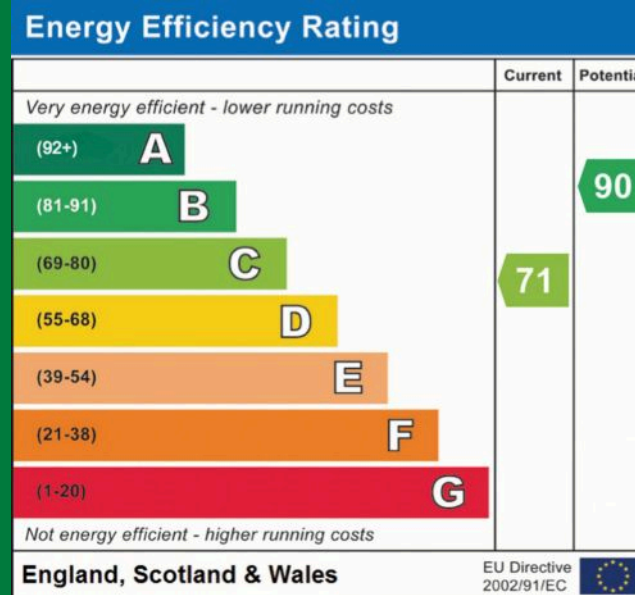
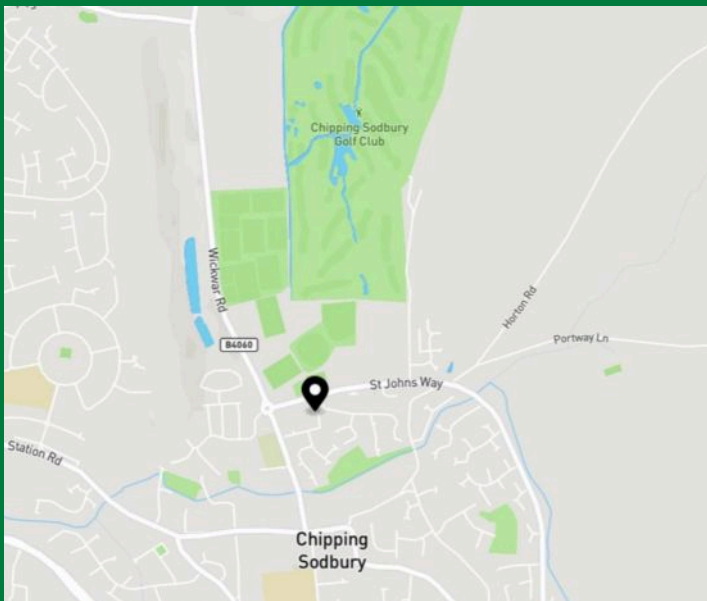
Chipping Sodbury is a medieval market town dating back to pre-1300s. Nowadays many social activities, clubs and organisations thrive here. There is a Waitrose supermarket and full range of artisan shops, a wide selection of local pubs and restaurants, an award winning bakery and butcher, and a Town Hall 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.

2 bed semi-detached house near Chipping Sodbury High Street. Generous garden, driveway, updated interior, convenient for commuting with vibrant local amenities.

Council Tax band: C

Tenure: Freehold

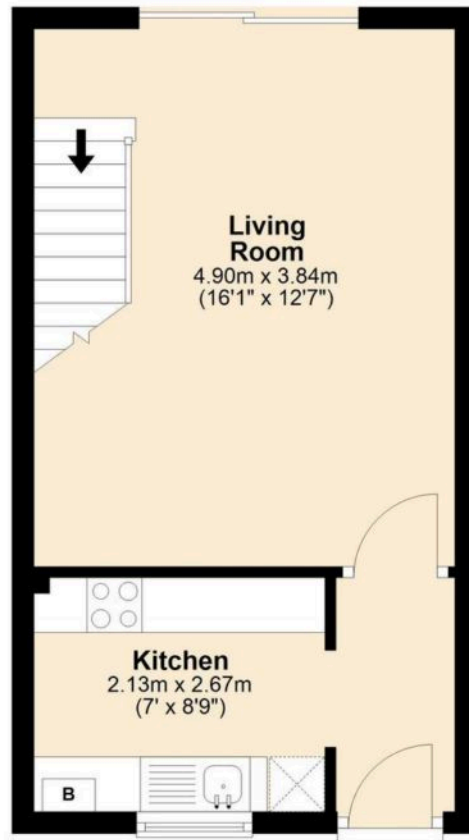
EPC Energy Efficiency Rating: C





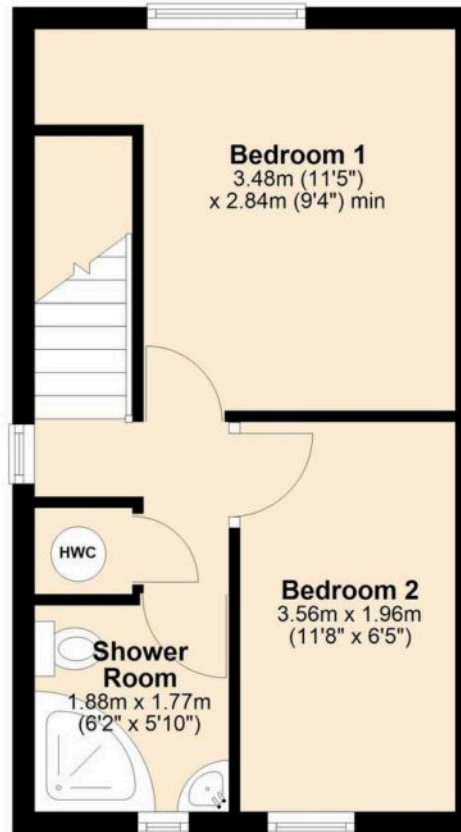
Ground Floor

Approx. 27.4 sq. metres (295.0 sq. feet)



First Floor

Approx. 27.4 sq. metres (294.6 sq. feet)



Total area: approx. 54.8 sq. metres (589.6 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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