



COUNTRY
PROPERTY



4 Westmorland Terrace

Old Sodbury

£410,000



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Old Sodbury, BS37 6RN

Glorious countryside views aplenty, this is a 3 bedroom property in generous gardens with massive potential. Located on the rural fringes of Old Sodbury, this property is ideally situated for those wanting to live a rural life but close to good transport routes – there is even a popular hotel with restaurant within a short walk!

The current owner has decided to sell after living in the property for over 30 years, allowing the next owners to put their own mark on it. Many close neighbours have substantially extended, so there is maybe follow the neighbours example and extend subject to planning. The accommodation includes porch, entrance hall, lounge, kitchen dining room, conservatory, 3 bedrooms and shower room. Making the most of the countryside location, to the front you have a well maintained garden with driveway parking, then to the rear there is a very generously sized rear garden, enclosed, backing on to fields, with beautiful flower borders, a couple of sheds and a couple of greenhouses. The seller has their eye on a property they want to move to so are motivated to get things moving.

- Countryside Location & Views
- Lounge & Kitchen Dining Room
- 3 Bedrooms & Shower Room
- Conservatory
- Generous Rear Garden
- Energy Efficiency Rating D





Old Sodbury

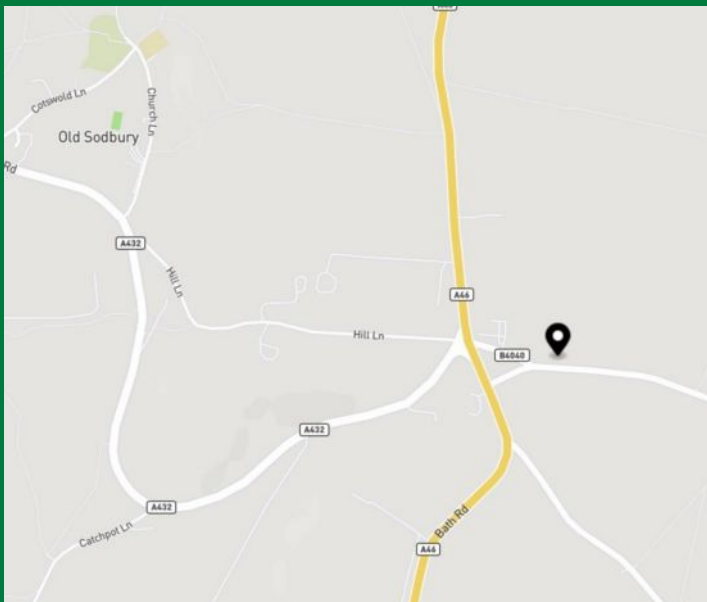
Old Sodbury is a well respected country village nestled on the edge of the Cotswolds Escarpment. The local primary school, nursery, filling station with small store, church, and pub restaurant are within a couple of minutes drive from the property. There are miles of country walks from the door by. Chipping Sodbury/Yate is within 10 minutes drive which brings further shops and stores, pubs, restaurants, schools, church, many other thriving clubs and societies, a Waitrose supermarket. There is a regular bus service passing the house, servicing routes 41 & 632.

"Charming countryside property in Old Sodbury with picturesque views. Spacious 3-bed home, ideal for renovation and extension. Well-maintained gardens, ample parking, and generous rear garden backing onto fields. Motivated seller eager for quick sale."

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



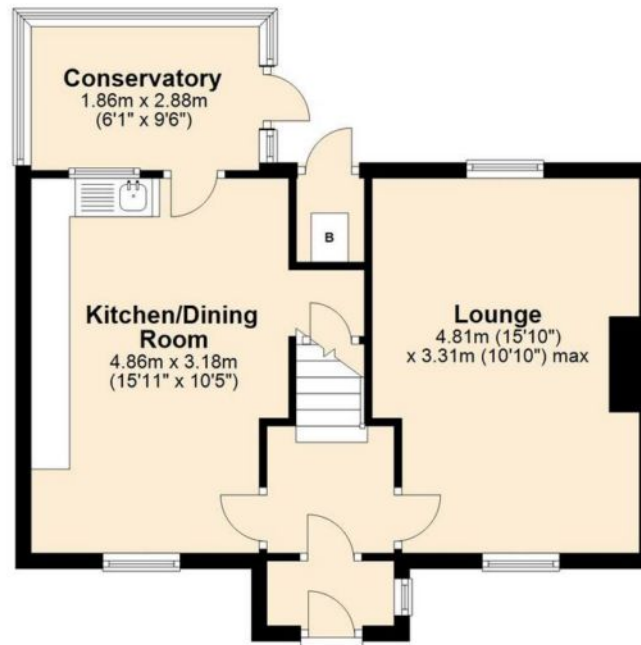
Energy Efficiency Rating

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



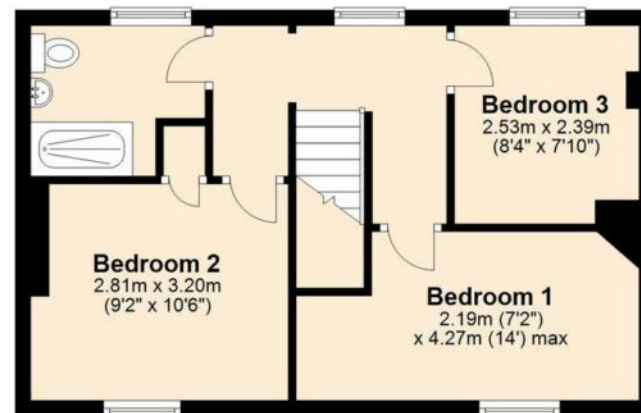
Ground Floor

Approx. 45.6 sq. metres (490.4 sq. feet)



First Floor

Approx. 38.3 sq. metres (411.9 sq. feet)



Total area: approx. 83.8 sq. metres (902.3 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.

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