



COUNTRY
PROPERTY



106 Couzens Close
Chipping Sodbury

£299,950



106 Couzens Close

Chipping Sodbury, BS37 6BU

Delightful 2 bedroom semi-detached house with single garage, and pleasant South-facing rear garden. Situated on a desirable estate within 4 minutes' walking distance from Chipping Sodbury High Street, the property is away from main roads in a peaceful location.

It has been serviced and maintained as required over the years, so the property is up together, having had one careful lady owner since new! The kitchen diner layout, with separate lounge is a benefit of this particular house type, and there is some opportunity to modernise and improve further, if desired. Accommodation comprises kitchen diner, lounge, 2 bedrooms, bathroom and the garage. The sunny rear garden is fully fence enclosed, framed by mature trees, with a patio adjoining the rear of the property to enjoy those summer evenings. Refitted uPVC windows, doors and modern Worcester gas boiler. Location is perfectly convenient for commuting via M4 and M5 alike, but with all the bustling community, pubs, clubs and restaurants that anyone could ever want, right on your doorstep.

- Pleasant Semi-Detached
- South Facing Garden
- Kitchen Diner Layout
- In Good Condition
- Garage and Off Road Parking
- Peaceful Cul-De-Sac Location
- Energy Efficiency Band C
- No Onward Chain





Location and Situation:-

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:-

Council Tax band: B

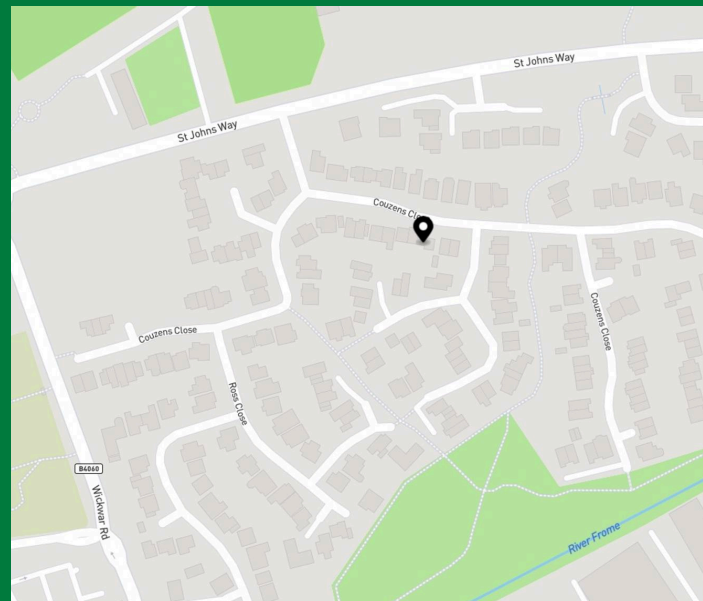
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(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	

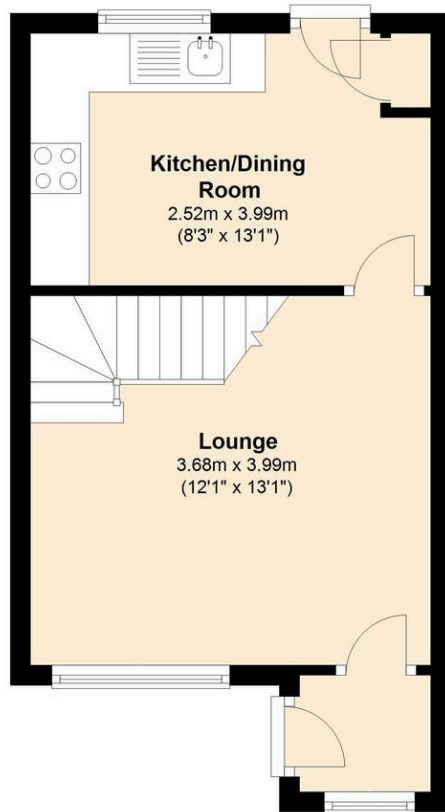




This document includes only a general guide to the property and does not constitute any part of an offer or contract. Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

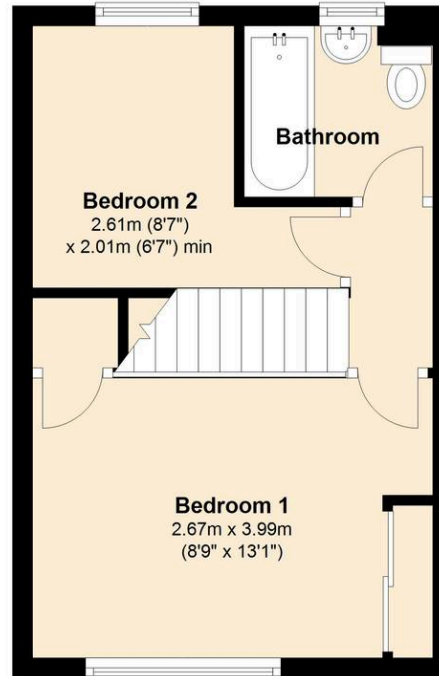
Ground Floor

Approx. 26.8 sq. metres (288.1 sq. feet)



First Floor

Approx. 24.6 sq. metres (264.7 sq. feet)



Total area: approx. 51.4 sq. metres (552.8 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

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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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