



15 Brookfield Close
Chipping Sodbury

£615,000



15 Brookfield Close, Chipping Sodbury, BS37 6PP

An individual 4 bedroom detached family home with double garage, situated on the semi-rural outskirts of Chipping Sodbury. Further benefits include ample parking and larger-than-average enclosed rear garden.

This light and airy property occupies a prominent location within the Town, within easy walking distance to the historic High Street and the great British countryside via the Frome Valley walkway. The accommodation has nicely apportioned rooms including entrance hall, lounge, dining room, kitchen breakfast room, downstairs cloakroom, utility room, 4 bedrooms with master ensuite, and a family bathroom. The double garage is attached to the property offering good potential subject to planning for extension over if required, and there is the benefit of driveway parking for 5 cars and the pleasant rear garden of a generous size and with a leafy feel. The property is nicely presented meaning the new owner can just move in and start enjoying life, and all this delightful small Town community has to offer.

- Detached Family Home
- Lounge & Dining Room
- Kitchen Breakfast Room & Utility
- 4 Bedrooms & 2 Bathrooms
- Generous Enclosed Rear Garden
- Double Garage & Driveway For 5 Cars
- Walking Distance To High Street
- Energy Efficiency Rating C





Location

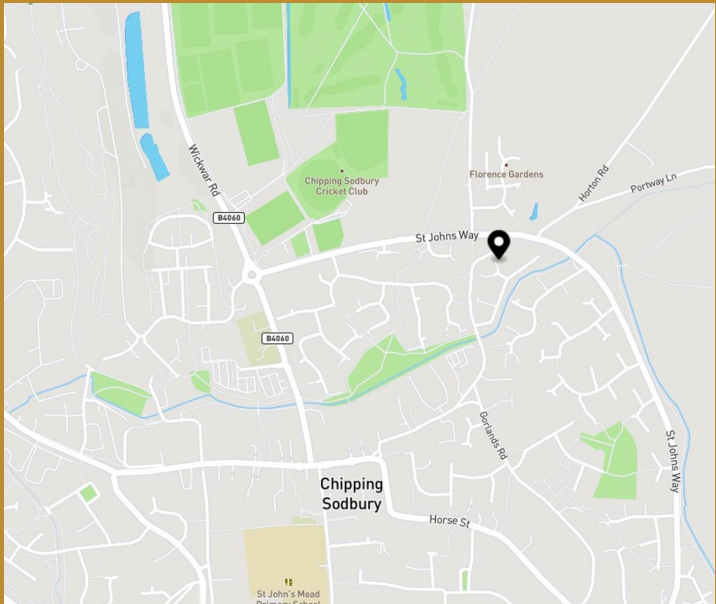
Chipping Sodbury is a medieval market town dating back to pre-1300s. Nowadays many social activities, clubs and organisations thrive here. There is a Waitrose supermarket and full range of artisan shops, a wide selection of local pubs and restaurants, an award winning bakery and butcher, and a Town Hall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

Spacious 4-bed detached home on Chipping Sodbury's edge with double garage, ample parking, large garden, ensuite, and easy access to High Street and countryside. Move-in ready. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

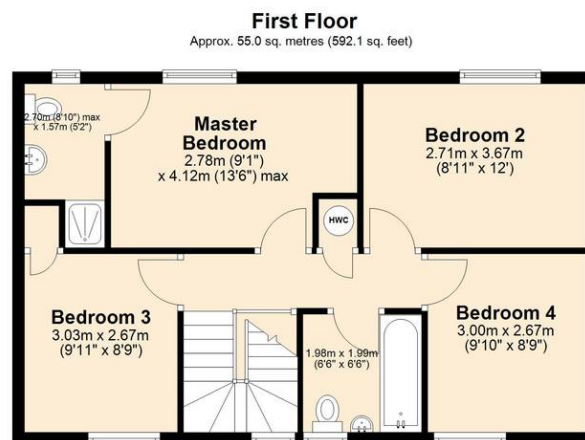
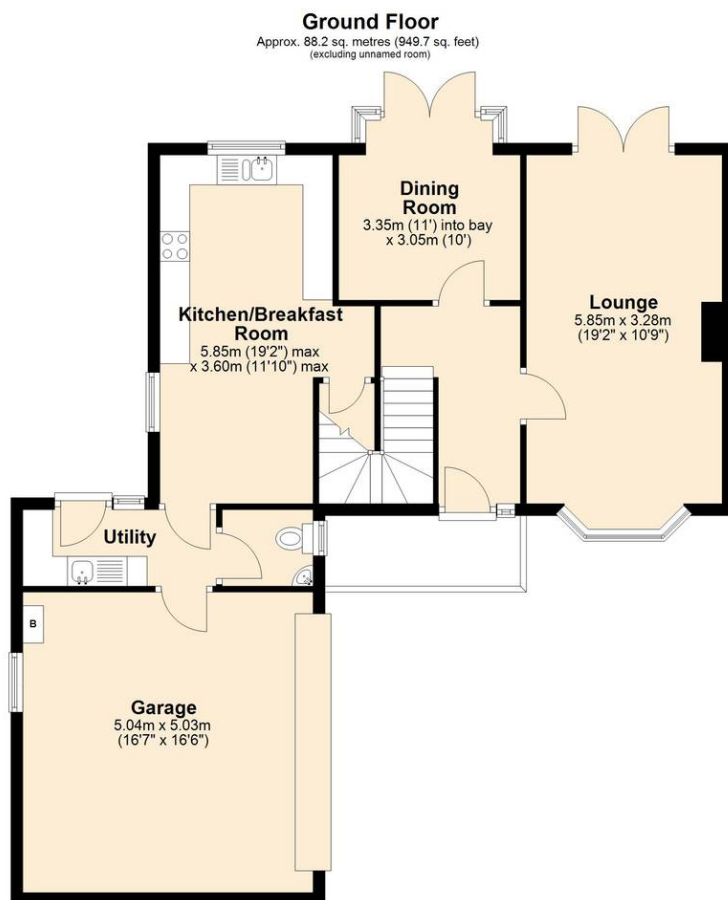
EPC Environmental Impact Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		68	74





Total area: approx. 143.2 sq. metres (1541.8 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 Parkers 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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