

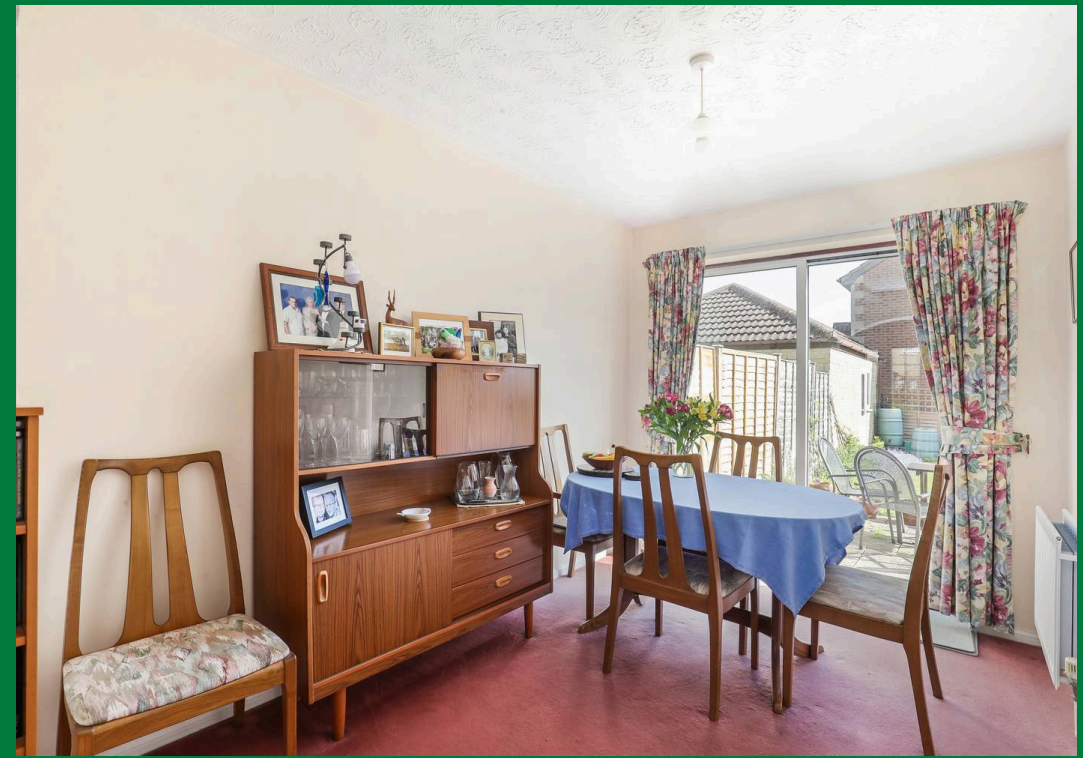


**COUNTRY**  
PROPERTY



**124 Couzens Close**  
Chipping Sodbury

**£350,000**



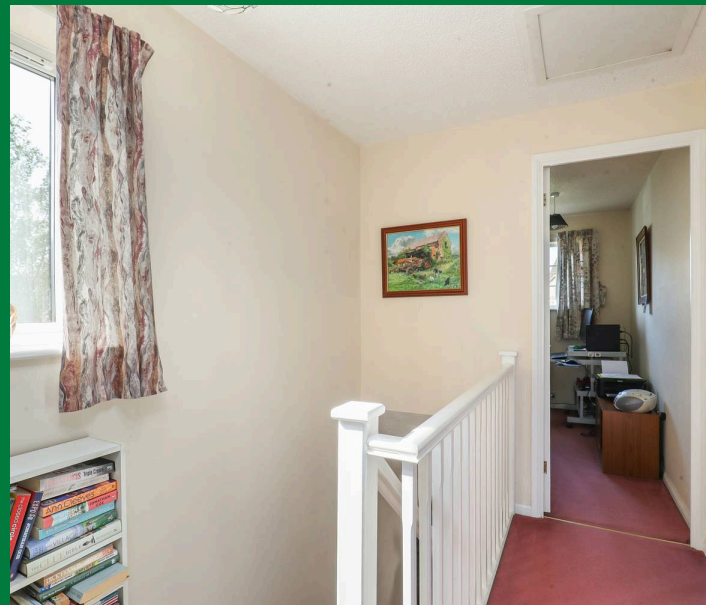
# 124 Couzens Close

Chipping Sodbury, BS37 6BU

Convenient modern 3 bedroom family home with garage, enjoying a tucked-away location off the end of this incredibly popular cul-de-sac.

This well presented family home sits right in the heart of Town. Ideally sited with green spaces close at hand, but also within a short stroll of Chipping Sodbury High Street, the property has easy access to a wide array of village facilities and amenities. This property has the added benefit of a separate entrance hall and a downstairs cloakroom, then into lounge, dining room and kitchen - whilst upstairs are 3 bedrooms and bathroom. An amply-sized single garage sits at the foot of the pleasant garden, and there is off-road parking in front of the garage. Gas central heating system via a Vaillant boiler installed in 2022, and uPVC double glazed windows throughout. The owners are downsizing after 30 years enjoyment of Chipping Sodbury.

- 3 Bedroom Semi Detached
- Family Home
- Lounge, Dining Room
- Tucked Away Location
- Garage and Off Road Parking
- Nicely Presented
- Sunny Rear Garden
- Energy Efficiency Band C





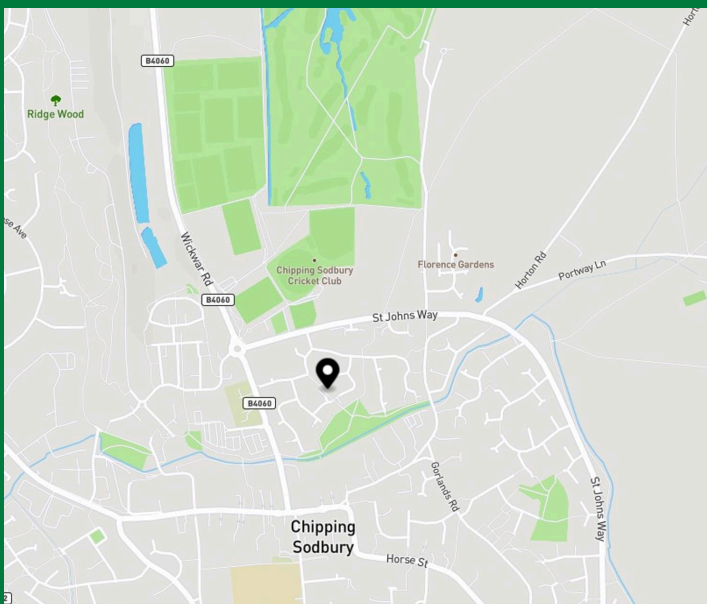
## Chipping Sodbury

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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



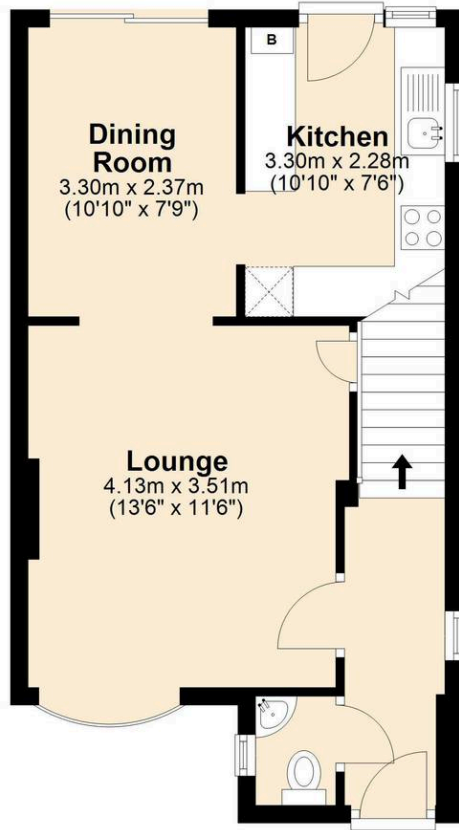
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



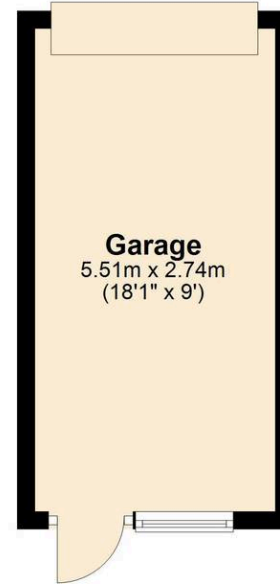
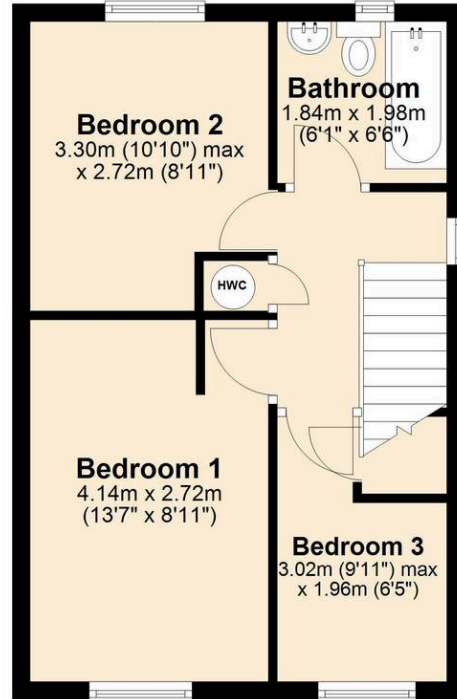
### Ground Floor

Approx. 53.9 sq. metres (580.7 sq. feet)



### First Floor

Approx. 36.1 sq. metres (389.1 sq. feet)



Total area: approx. 90.1 sq. metres (969.8 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.

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**COUNTRY**  
PROPERTY

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