



**COUNTRY**  
PROPERTY



**48 Greenhayes**  
Chipping Sodbury

**£325,000**



# 48 Greenhayes

Chipping Sodbury, BS37 6DT

Enormous potential with this semi-detached chalet-style property, which enjoys a generous enclosed South facing rear garden. Located on the fringes of countryside off a quiet cul-de-sac, this excellent property is offered for sale with no onward chain. It is within easy walking distance of the bustling High Street.

In good order, this is a wonderful opportunity to purchase a property where the new owners could just move in and start living. However, there is lots of scope to improve and maybe even extend. The current owners had planning for an extension which has now lapsed but did show what was possible (planning ref P21/05989/F). Currently, the accommodation includes entrance hall, lounge, kitchen utility, cloakroom, dining room/study, 3 bedrooms and bathroom with Southerly views. Outside, the property has driveway parking for 3 cars, a single garage and a larger than average South facing rear garden just waiting for someone with green fingers to make their own.

- Semi Detached Home
- Lounge, Kitchen & Utility
- Study/Dining Room
- 3 Bedrooms & Bathroom
- Driveway & Single Garage
- Generous Enclosed Rear Garden
- No Onward Chain
- Energy Efficiency Rating D





## Chipping Sodbury

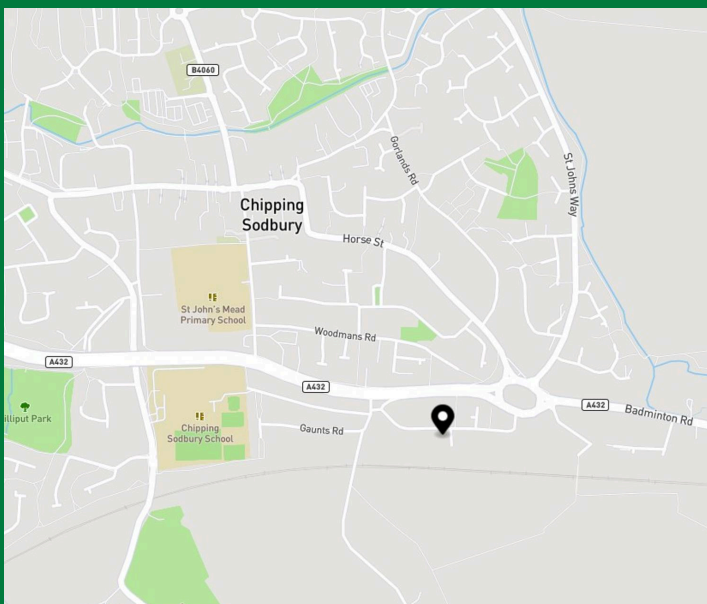
This property sits roughly a 5 minute drive from Yate Shopping centre or 15 minute walk to Chipping Sodbury. Chipping Sodbury is a medieval market town dating back to pre-1300s. Nowadays many social activities, clubs and organisations thrive here. There is a Waitrose supermarket and full range of artisan 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, running and cricket clubs to name but a few. 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.

Semi-detached home with no chain, large south-facing garden, 3 bedrooms, garage, parking for 3 cars. On edge of countryside, near High Street. Scope to improve or extend (lapsed planning).

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



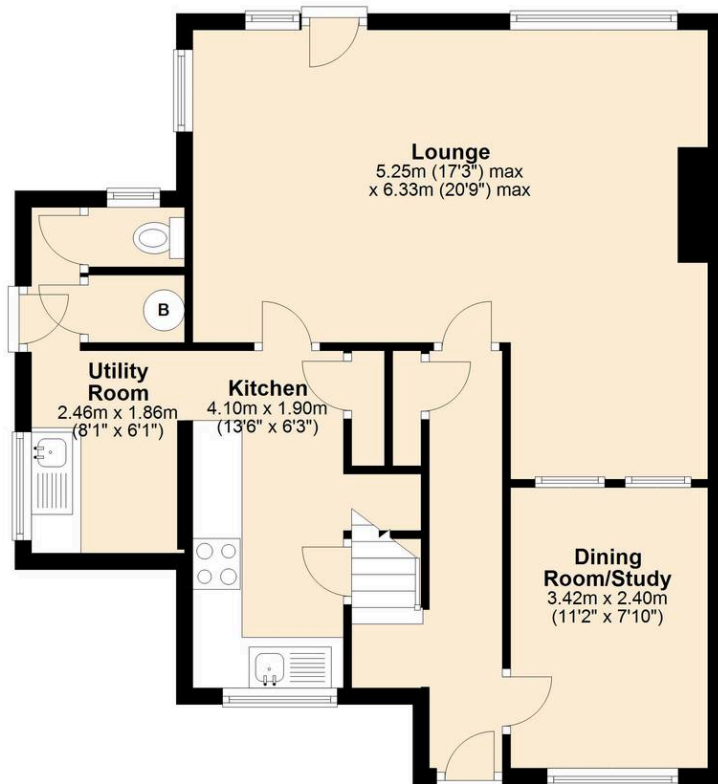
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	81
(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	



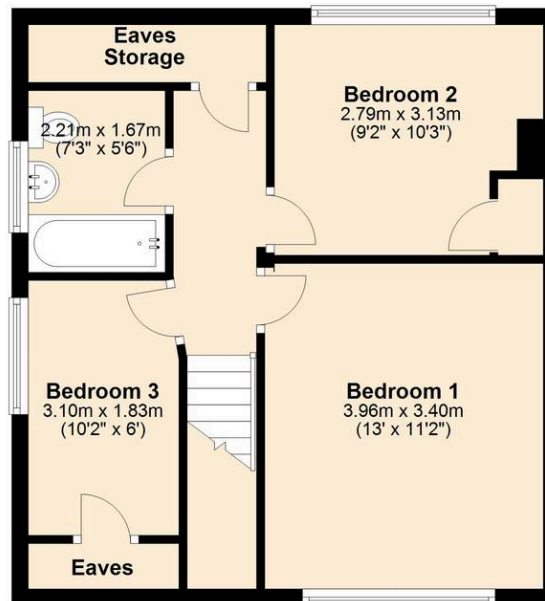
## Ground Floor

Approx. 61.7 sq. metres (664.3 sq. feet)



## First Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



Total area: approx. 104.7 sq. metres (1127.4 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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