



**COUNTRY**  
PROPERTY



**First Floor Flat, 44a Cotswold Road**  
Chipping Sodbury

**£169,950**

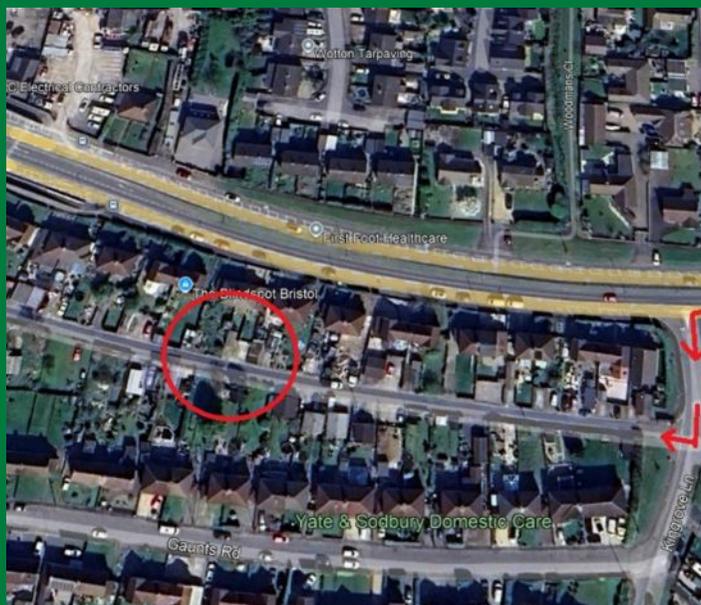


## First Floor Flat, 44a Cotswold Road

Chipping Sodbury, Bristol, BS37 6DP

Convenient 1 bedroom flat with South facing rear garden. Occupying the first floor of a quality conversion, it is situated a short 4 minute walk from the bustling main High Street with its plethora of shops, pubs and restaurants. To the rear of the property is off-road parking for one car, and of course the sunny southerly garden. The accommodation comprises an entrance hall with coats and boots store space - going upstairs there is a kitchen living room, bedroom and a shower room. The accommodation is tidily presented, although there is some potential for upgrading to your own taste. The location is ideal for access to Town, but also country walks across the rail bridge to the South, where there are miles of beautiful countryside walks to Kingrove common and beyond.

- First Floor Flat
- South Facing Rear Garden
- 1 Bedroom & Shower Room
- Kitchen Living Room
- Convenient Location
- Off Street Parking
- 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: A

Tenure: Leasehold, tbc

Vacant, no onward chain

EPC Energy Efficiency Rating: D



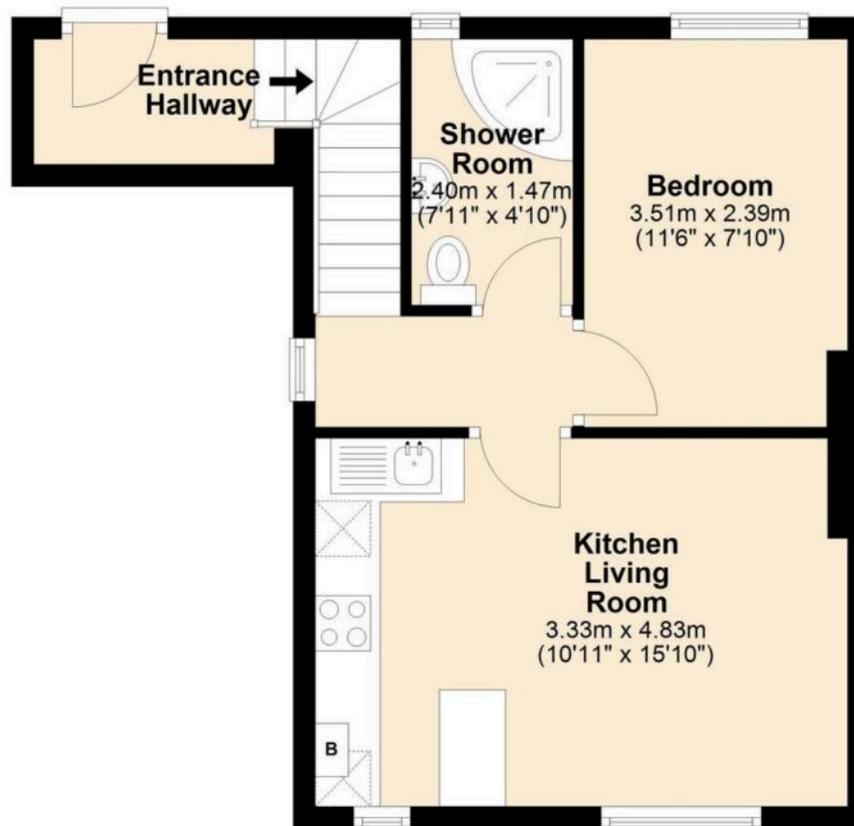
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



You can include any text in the offer section as modified when generating your brochure.

## First Floor

Approx. 36.3 sq. metres (391.2 sq. feet)



Total area: approx. 36.3 sq. metres (391.2 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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