



COUNTRY
PROPERTY



Flat, 70 Broad Street
Chipping Sodbury

£240,000

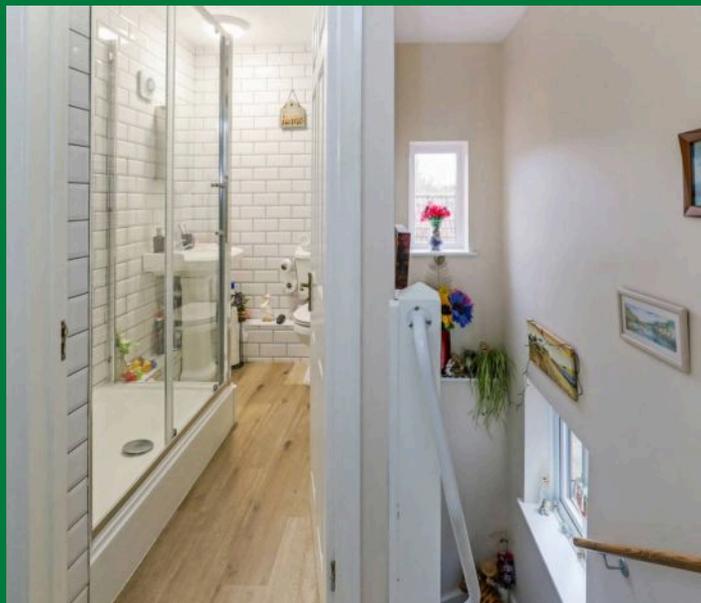


Flat, 70 Broad Street

Chipping Sodbury, BS37 6AG

Charming mews cottage, located in a bustling historic market town location. This unique Grade II listed property has much to offer, being so close to the heart of Town facilities and amenities. Laid out as a maisonette with accommodation arranged over the first and second floors – the front door on the ground floor opens to a mews courtyard framed by freestone walls and flagstones. Inside, the interesting features continue in the lofty ceilings which are traditional beamed timbers, and window seats. The living room features a log burner and plenty of room to entertain, whilst bedroom 1 upstairs is big enough to be two, with plenty of built-in storage in a wall of wardrobes, plus a recently refitted shower room. Kitchen is bright and light with plenty of storage, and the property benefits from gas central heating as well as the log burner. Beautifully presented, loved, and invested in over the years, the property does not require any work before moving in – and would also be ideal as a ‘lock-up-and-leave’. Vendor does not need to find in order to sell – no onward chain.

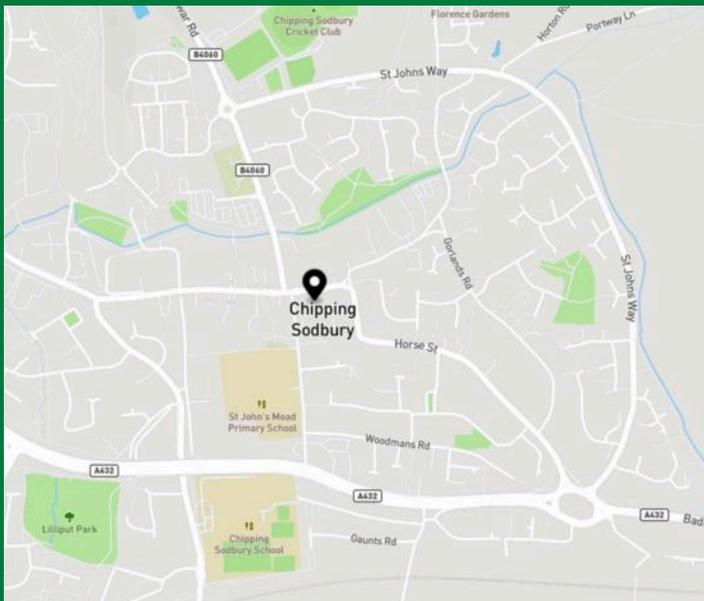
- Charming Mews Cottage
- Grade II Listed Character
- Living Room with Log Burner
- Spacious Bedroom
- Refitted Shower Room
- Convenient Near Town Shops
- Energy Efficiency Band D
- No Onward Chain





Location

Chipping Sodbury is a thriving historic market town with first settlement thought to pre-date 1300s. Nowadays there are many social activities, clubs and organisations to be a part of. It has a Waitrose supermarket and full range of artisan shops, an award winning bakery and butcher, a Town Hall venue, and a range of pubs and restaurants. Regular bus service from Chipping Sodbury to Yate Shopping Centre which has Tesco Extra, M&S Food, leisure centre and many shops. Yate rail station = 3 miles. Bristol and Bath = 14 miles. M4 J18 = 4 miles. M5 J14 = 8 miles. Aztec West, Abbeywood and Cribbs Causeway = 7 miles. Schooling, you have Chipping Sodbury secondary school 7 minutes walk away and St Johns Mead 10-minute walk. Access to miles of rural walks via Cotswold Way and Monarch's Way.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
		79

England, Scotland & Wales

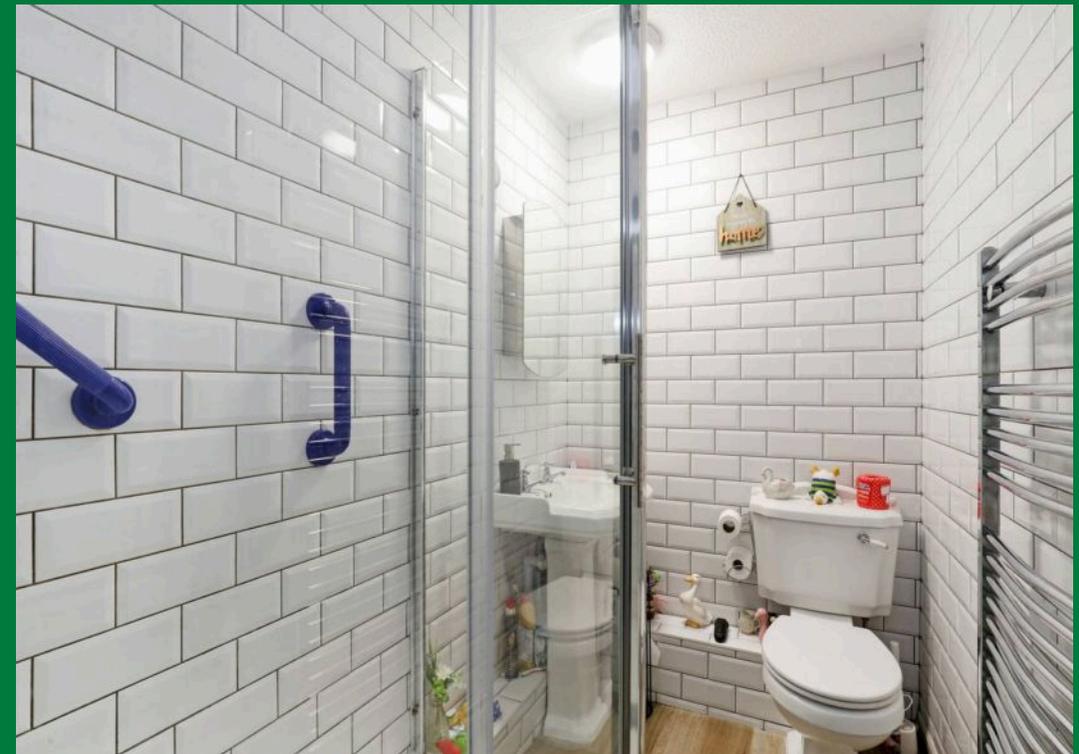
EU Directive 2002/91/EC

Further details

Council Tax band: A

Tenure: Leasehold, 970 years remaining, no ground rent invoiced nor paid

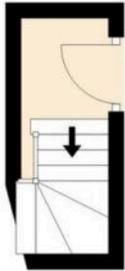
EPC Energy Efficiency Rating: D



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

Ground Floor

Approx. 3.3 sq. metres (35.9 sq. feet)



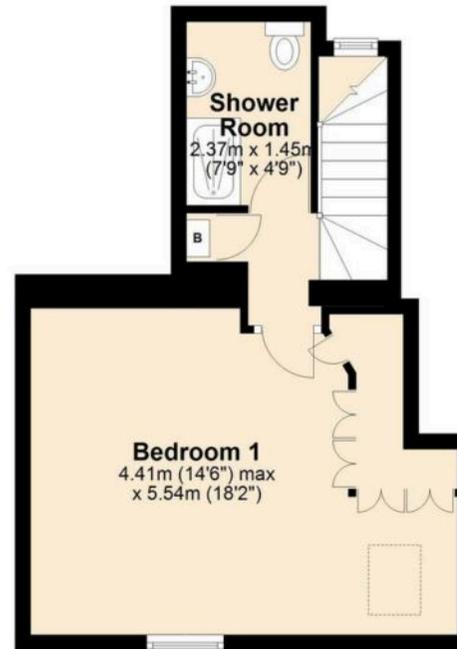
First Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



Second Floor

Approx. 31.2 sq. metres (336.2 sq. feet)



Total area: approx. 76.0 sq. metres (818.1 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 Country Property 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.



COUNTRY
PROPERTY

The Grange, 73 Broad Street, Chipping Sodbury
South Gloucestershire, BS37 6AD

01454 321339

www.countryproperty.co.uk
enquiries@countryproperty.co.uk