



COUNTRY
PROPERTY



56 Manor Way
Chipping Sodbury

£295,000

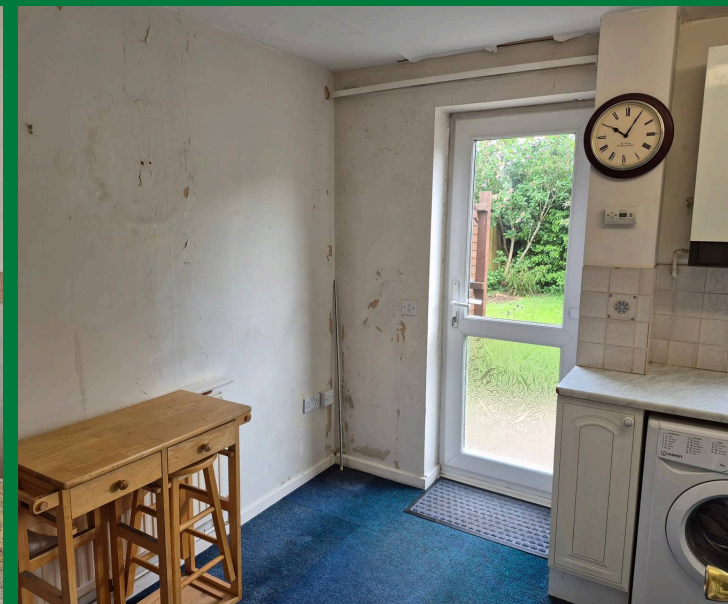


56 Manor Way

Chipping Sodbury, BS37 6NY

Pleasant 2 bedroom semi-detached house tucked away off the end of a desirable Chipping Sodbury cul-de-sac. Super convenient for a 3-minute stroll to the High Street with its plethora of social facilities and leisure amenities, the property has a peaceful rear garden and off road parking for 2 cars. Internally the property could benefit from some modernisation and decoration to one's own tastes, but already includes a kitchen diner with large store cupboard, lounge, and separate entrance hallway with staircase rising to first floor. Upstairs are two bedrooms - a double bedroom and a good single, plus fitted white bathroom. Excellent future potential to make your own home in this fantastic location. The sunny rear garden is fence enclosed with mature trees and shrubs and benefits from a garden shed. Location is perfectly convenient for commuting via M4 and M5 alike, but with all the pubs, restaurants and vibrant community that anyone could ever want, right on your doorstep.

- Semi Detached Home
- Lounge & Kitchen Diner
- 2 Bedrooms & Bathroom
- Enclosed Rear Garden
- Driveway Parking x 2 Cars
- No Onward Chain
- Walking Distance To High Street
- Energy Efficiency Rating tbc





Location & 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.

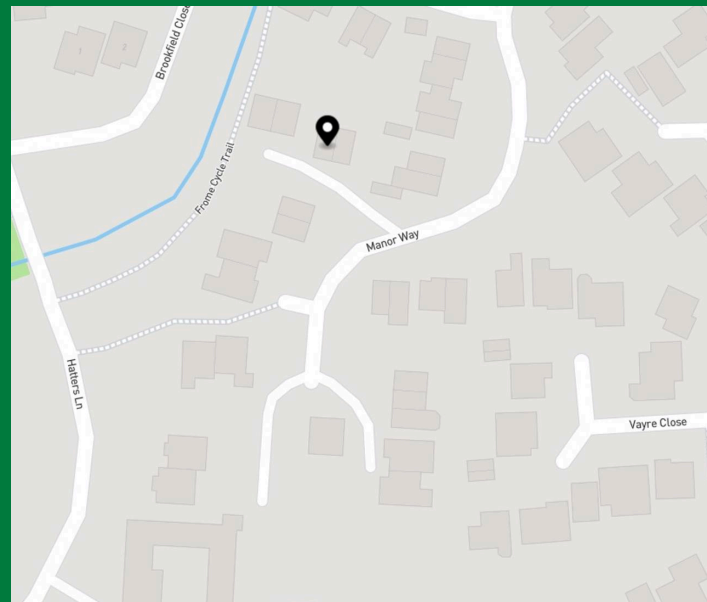
Further details:-

Council Tax band: B

Tenure: Freehold

EPC Band: TBC

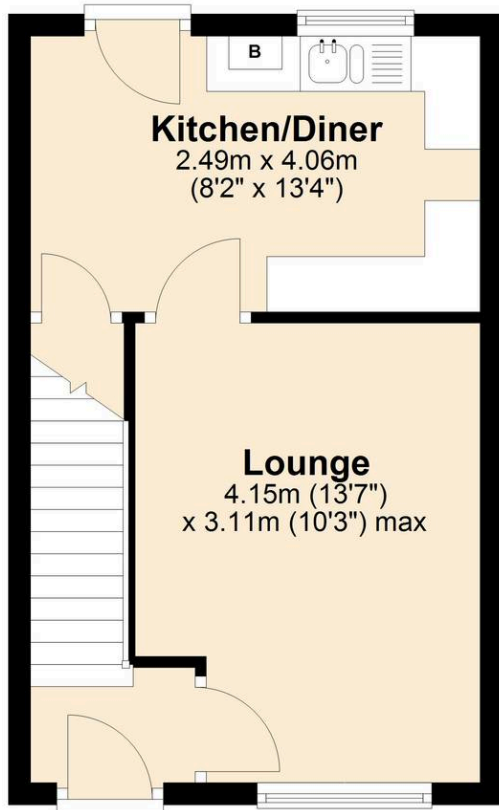
Gas Central Heating, Double Glazed





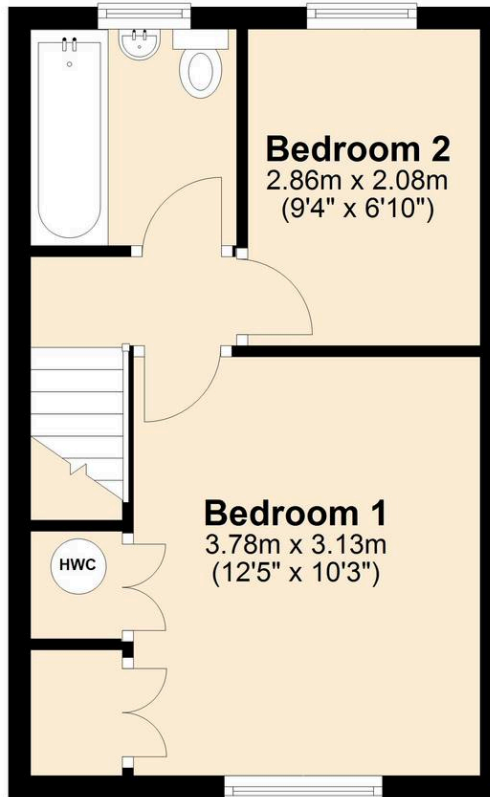
Ground Floor

Approx. 27.4 sq. metres (294.6 sq. feet)



First Floor

Approx. 27.4 sq. metres (294.6 sq. feet)



Total area: approx. 54.7 sq. metres (589.2 sq. feet)

This document includes only a general guide to the property and does not constitute any part of an offer or contract.

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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.

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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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