



64 COUZENS CLOSE CHIPPING SODBURY

Near to the Town Centre, this 4 bedroom family house in a popular cul-de-sac, is a delight to step into. The principle rooms feel light and airy, with the South facing garden and conservatory - and includes useful features such as downstairs cloakroom, master ensuite shower room, and integral garage. Viewing is recommended to see all the property has to offer.

On the ground floor the kitchen breakfast room has French doors opening into conservatory, cloakroom and integral garage. First floor has sitting room, double bedroom and family bathroom, then on the top floor are 2 x double bedrooms, a single bedroom and spacious master ensuite shower room. The property has been very well looked after, and the seller is currently suited - meaning the buyer will be able to move in as soon as the solicitors are ready.

A special 4 bedroom Town House situated at the end of a popular cul-de-sac.

£307,500



COUNTRY
PROPERTY

64 Couzens Close, Chipping Sodbury, Bristol, BS37 6BT

4 Bedroom Family House Well Appointed & Presented Conservatory & Downstairs WC 3 Double Bedrooms, 1 Single Garage, Parking, Garden Close to Town Centre Energy Efficiency Band C Vendor Currently Suited

Chipping Sodbury is a thriving historic market town dating back to the 1700s. Nowadays many social activities, clubs and organisations thrive here. 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 local pubs and restaurants. 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.



GROUND FLOOR

Kitchen Breakfast Room 15' 0" x 8' 0" (4.57m x 2.44m) Modern wooden fronted base and wall cupboards under granite work surfaces. Built in eye-level electric oven, built-in microwave, and electric hob cooker with hood over. Space for dishwasher and 'fridge/freezer. Space for table and chairs, French doors opening to Conservatory, currently used as a dining room. Wall mounted gas central heating boiler. Tiled splashbacks, under cupboard lighting.

Conservatory as Dining Room 11' 4" x 10' 0" (3.45m x 3.05m) Glass roof, uPVC double glazed construction with French doors opening to the South facing rear garden, electric panel heater, wall lighting, TV point, power points, tiled floor.

Downstairs Cloakroom 3' 0" x 4' 9" (0.91m x 1.45m) Obscure window to front, WC and hand wash basin in vanity unit.

Integral Garage 8' 3" x 15' 11" (2.51m x 4.85m) Accessed via pedestrian door from the hall, electrically-operated vehicular roller door to outside. Plumbing for washing machine and tumble dryer in utility area.

FIRST FLOOR

Landing Stairs up and down.

Sitting Room 15' 1" x 9' 1" average (4.60m x 2.77m average) Window to front, gas fire in marble effect mantle and hearth, radiator.

Family Bathroom 8' 2" x 5' 6" min (2.49m x 1.68m min) White suite incorporating panelled bath with shower over having thermostatic mixer tap, and glazed screen. Pedestal wash basin, WC, extractor fan, part tiled walls.

Bedroom 2 15' 1" x 8' 1" (4.60m x 2.46m) Two windows to front.

SECOND FLOOR

Landing Double cupboard over stairs.

Master Bedroom 13' 0" plus wardrobes x 8' 8" (3.96m x 2.64m) Wall of fitted wardrobes, window to front.

Ensuite Shower Room 7' 5" x 6' 2" (2.26m x 1.88m) Large walk-in shower with glazed screen, pedestal wash basin, WC, extractor fan, fully tiled walls.

Double Bedroom 3 8' 3" x 12' 10" (2.51m x 3.91m) Window to rear, view towards Church.

Single Bedroom 4 6' 7" x 8' 3" (2.01m x 2.51m) South facing window to rear, view towards Church.

OUTSIDE

Off Road Parking Brick pavier front drive, recessed entrance porch.

Enclosed Rear Garden 16' 9" x 25' 8" (5.11m x 7.82m) approx. South facing, beautifully landscaped and laid to low-maintenance paving slabs, fences and hedging to sides and back, planters, mature Beech tree.

FURTHER DETAILS

Directions From the High Street exit to the North on to Wickwar Road. Go over the crossing and mini-roundabout with Waitrose, then take 3rd exit at the next roundabout on to St Johns Way. Take first right into Couzens, immediately bear right again and continue driving to the end, then you will find the property on your left hand side. Keep an eye out for our sale board.

Tenure Freehold

Council Tax Band D

Services Mains gas, electricity, water and drainage. Gas central heating, double glazing.

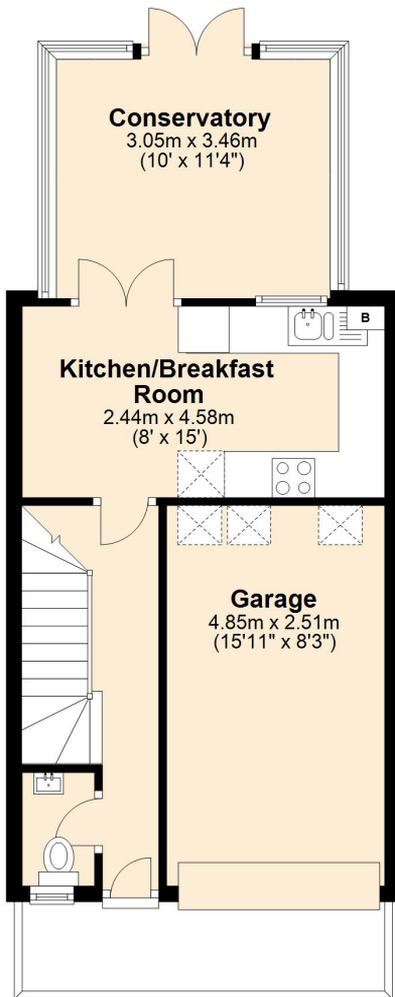


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		83
(69 to 80)	C	70	
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



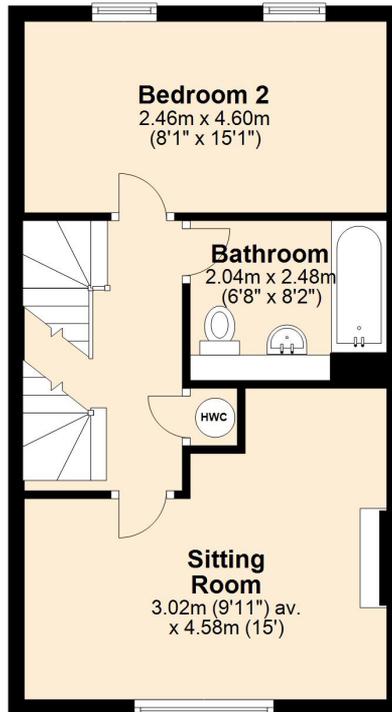
Ground Floor

Approx. 49.5 sq. metres (532.9 sq. feet)



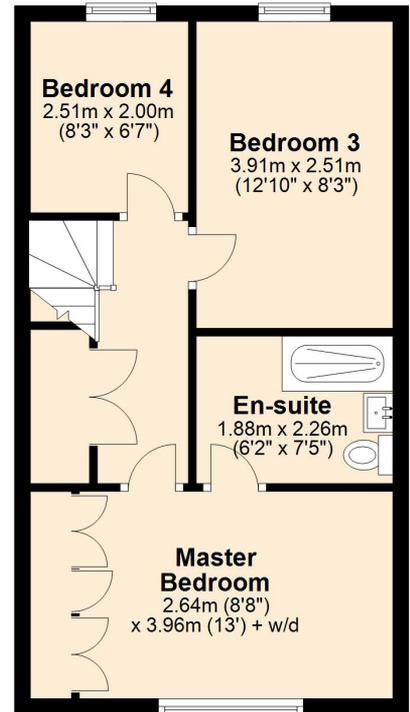
First Floor

Approx. 36.5 sq. metres (392.9 sq. feet)



Second Floor

Approx. 39.8 sq. metres (428.2 sq. feet)



Total area: approx. 125.8 sq. metres (1354.1 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.



COUNTRY
PROPERTY

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