



62 COUZENS CLOSE CHIPPING SODBURY

Modern 4 bed town house located in the popular cul-de-sac of Couzens Close, on the doorstep of the cultural centre of Chipping Sodbury. The property features off street parking for two and a sunny conservatory opening on to South facing garden.

This family home, arranged over 3 floors, offers versatile living accommodation which on the ground floor comprises: lounge, kitchen, conservatory and cloakroom. On the first floor is 2 double bedrooms; to the second floor you'll find two further bedrooms and a modern bathroom. The enclosed South facing rear garden includes a patio to sit and enjoy the coming summer months and to the front there is driveway parking for two cars.

The immediate location benefits from a diverse range of artisan shops, pubs, restaurants and a Waitrose supermarket and has excellent transport links via bus, train, M4 and M5 motorways.

£335,000



COUNTRY
PROPERTY

62 Couzens Close, Chipping Sodbury, South Gloucestershire, BS37 6BT

4 Bedroom Town House • Lounge • Kitchen & Conservatory • Bathroom & Cloakroom • Off Street Parking • South Facing Rear Garden • Walking Distance to High Street • Energy Efficiency Rating C

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

Entrance Hall Staircase to first floor with cloakroom under, wooden flooring, radiator.

Lounge 7' 7" x 18' 8" (2.31m x 5.69m) Window to front, fireplace with electric fire, radiator.

Kitchen 14' 2" x 7' 6" max (4.32m x 2.29m) Window to rear, range of wall and base units with laminated worktops over. Part tiling to walls, stainless steel sink and drainer, inset gas hob with cooker hood over and built in electric oven below. Space for fridge and freezer, plumbing for dishwasher and washing machine, gas combi boiler. Tiled floor, French doors to conservatory.

Conservatory 9' 11" x 10' 0" (3.02m x 3.05m) Currently used a dining room, French doors into enclosed South facing rear garden,

radiator.

Cloakroom Low level WC, hand basin, part tiling to walls, wooden floor, extractor fan.

FIRST FLOOR

Landing Window to front, staircase leading to second floor.

Bedroom 1 12' 5" min x 13' 0" (3.78m x 3.96m) 2 x Windows to rear, fitted wardrobes, radiator.

Bedroom 4 7' 8" x 9' 6" (2.34m x 2.90m) Window to front, radiator.

SECOND FLOOR

Landing

Bedroom 2 11' 1" x 11' 8" max (3.38m x 3.56m) Window to front, fitted wardrobes, built in cupboard, radiator.

Bedroom 3 7' 11" x 10' 11" (2.41m x 3.33m)

Window to rear, radiator, loft access which is part boarded with ladder and light.

Bathroom 5' 11" x 7' 5" (1.80m x 2.26m)

Window to rear, low level WC, hand basin, 'P' shaped bath with shower over, part tiling to walls, tiled floor, heated towel rail.

OUTSIDE

Front Garden Blocked paved parking area to the front of the property for two cars, external light.

Rear Garden 29' x 15' South facing with fences to side and rear, lawn, patio, shrubs and shed.

FURTHER INFORMATION

Directions From the main street in Chipping Sodbury, take the Wickwar Road North, past the Church and Waitrose. Turn right at the roundabout and first right into Couzens Close. Bear right and follow the road where No. 62 can be found towards the end of the cul-de-sac on the left hand side.

Tenure Freehold

Council Tax Band D

Services Mains - Gas, electric, water & drainage. This property is on a water meter.

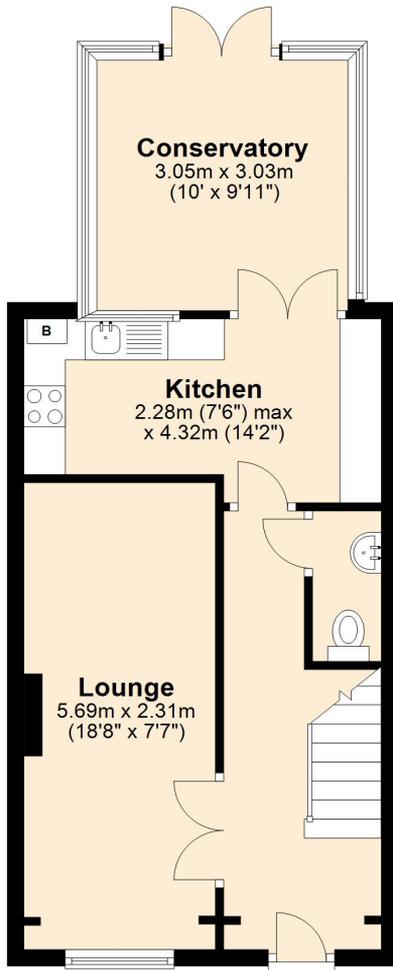


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		82
(69 to 80)	C	70	
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



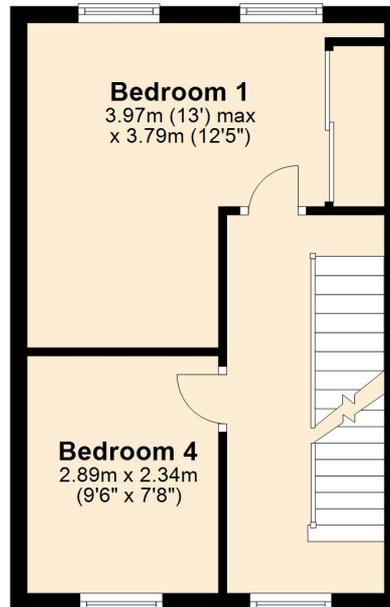
Ground Floor

Approx. 42.7 sq. metres (459.6 sq. feet)



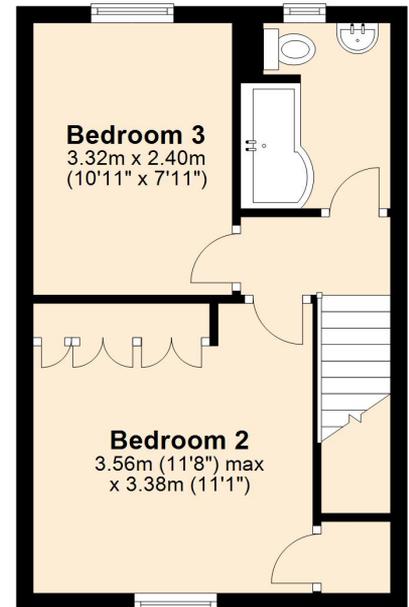
First Floor

Approx. 30.1 sq. metres (323.6 sq. feet)



Second Floor

Approx. 30.0 sq. metres (322.7 sq. feet)



Total area: approx. 102.7 sq. metres (1105.8 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.



COUNTRY
PROPERTY

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