



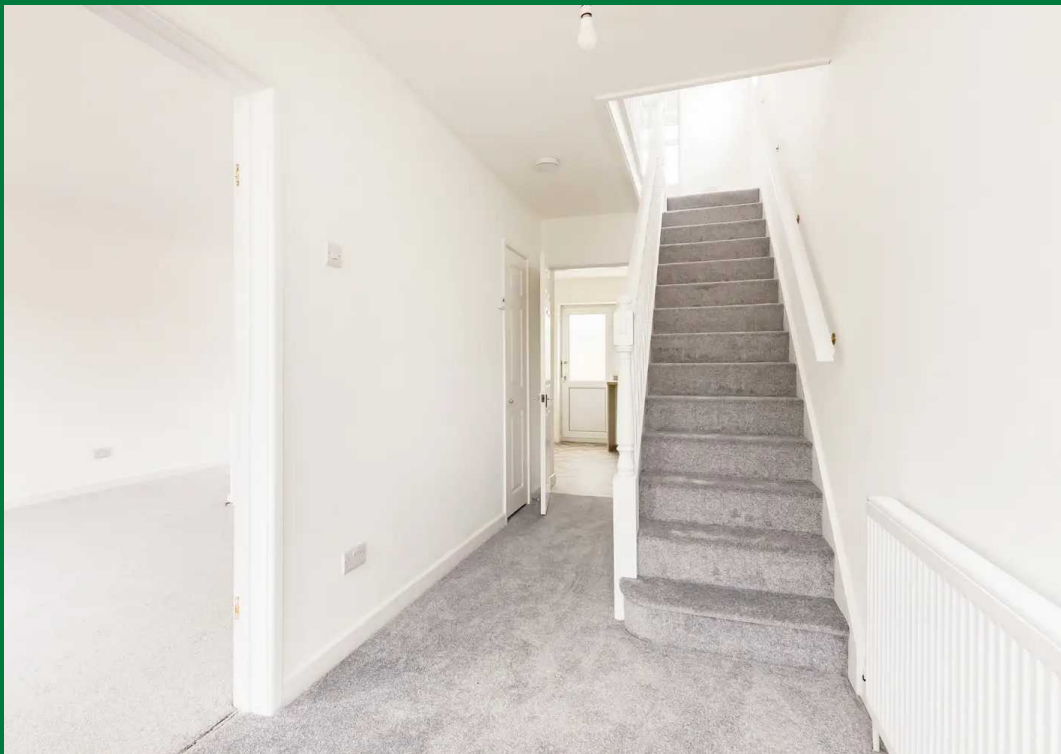
COUNTRY
PROPERTY



8 Gorlands Road

Chipping Sodbury

£350,000



8 Gorlands Road

Chipping Sodbury, BS37 6LA

A fantastic prospect to move on up the housing ladder, and to enjoy everything Chipping Sodbury life has to offer, from the get-go! In as-new condition, the property offers bright, clean and spacious accommodation. There is a larger than average entrance hall, open plan lounge/dining room, newly fitted kitchen with door leading to conservatory; and to the first floor there are three well proportioned bedrooms and bathroom. The outside of the property is enclosed by gates and fencing, giving it a nice secure feel for those with children or dogs! Maintenance is minimal as the areas both to the front, rear and side are all laid to patio and driveway with shrubs and small trees, with a useful timber garage or summer house in the back garden.

- Fully Refurbished
- 3 Bedrooms & Bathroom
- Garage & Garden
- Sunny Garden
- Close to Town Centre
- Energy Efficiency Band D





Chipping Sodbury

Chipping Sodbury is a thriving historic market town dating back to pre-1300s. Nowadays a diverse range of social, craft and leisure clubs and organisations thrive here. It has a Waitrose supermarket and a variety of artisan shops, an award winning bakery and butcher, a Town Hall events venue, and a handful of local pubs and restaurants to sample. Sports teams, playing fields, play parks and country walks on the common are all on your doorstep. 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.

Fully refurbished 3 bedroom semi-detached house situated a short walk away from Chipping Sodbury High Street amenities and schools. The sunny rear garden faces West with a conservatory.

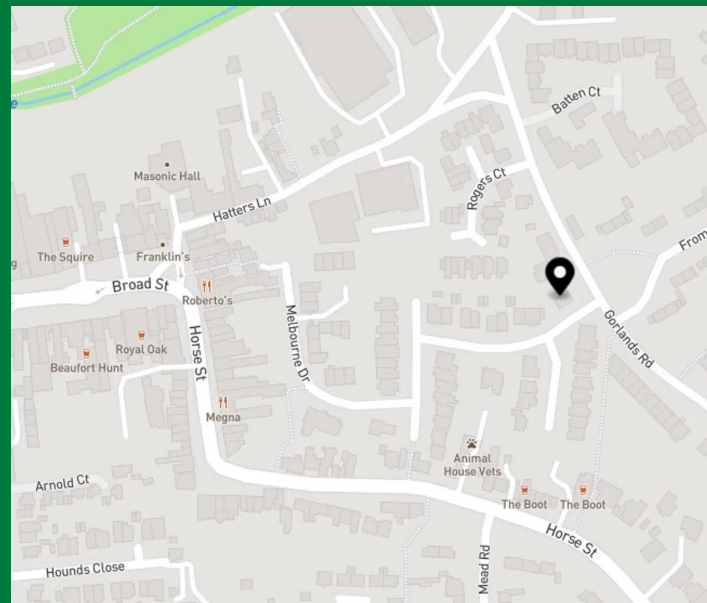
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

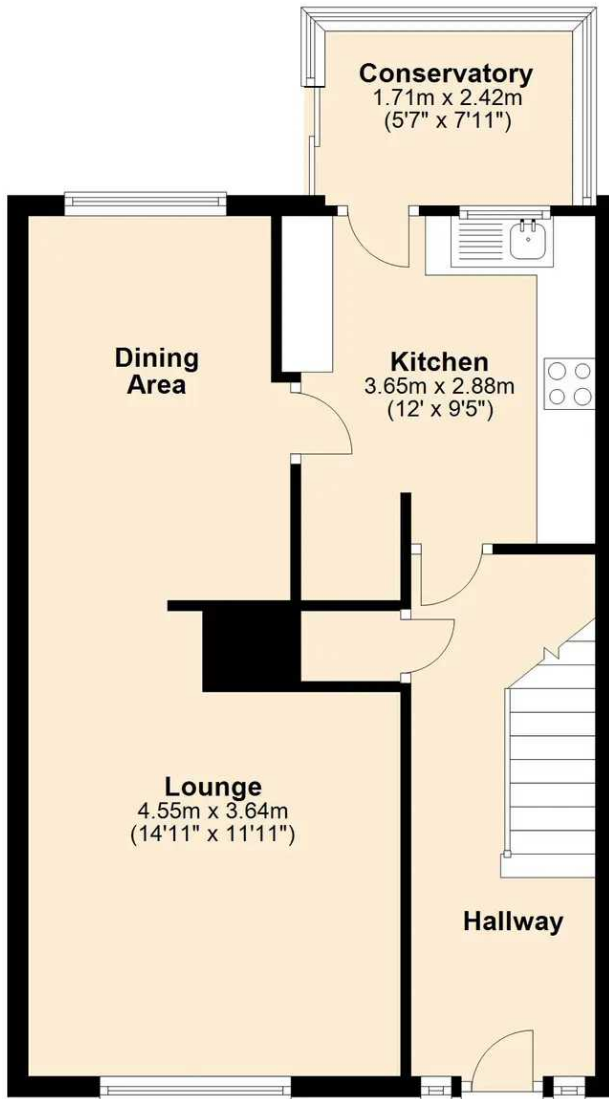
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92+) A	84	(92+) A	83
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
66		64	
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





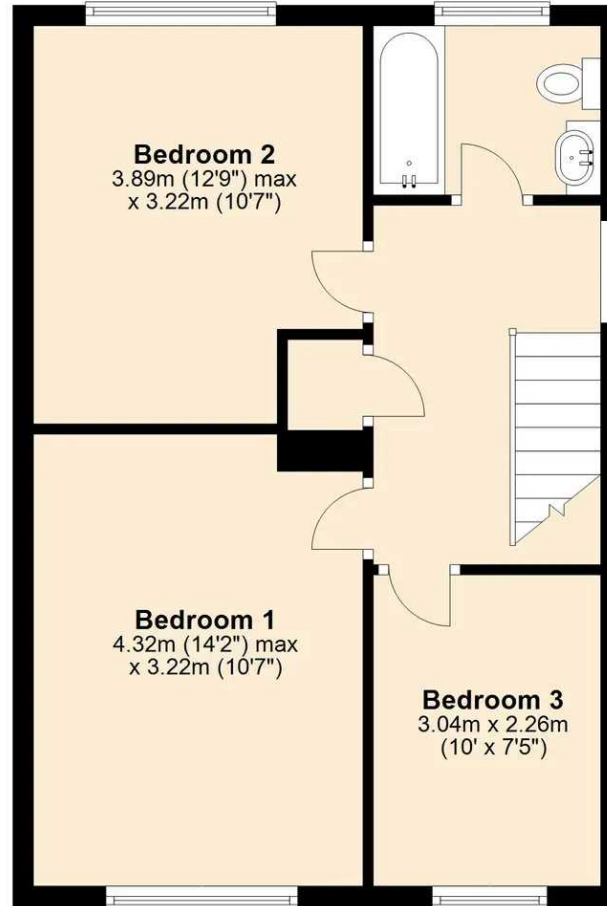
Ground Floor

Approx. 53.7 sq. metres (578.4 sq. feet)



First Floor

Approx. 46.6 sq. metres (501.1 sq. feet)



Total area: approx. 100.3 sq. metres (1079.5 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

This document includes only the information that is stated in the particulars and does not constitute an offer or contract.

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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