



COUNTRY
PROPERTY

77 Horse Street

Chipping Sodbury

£299,950



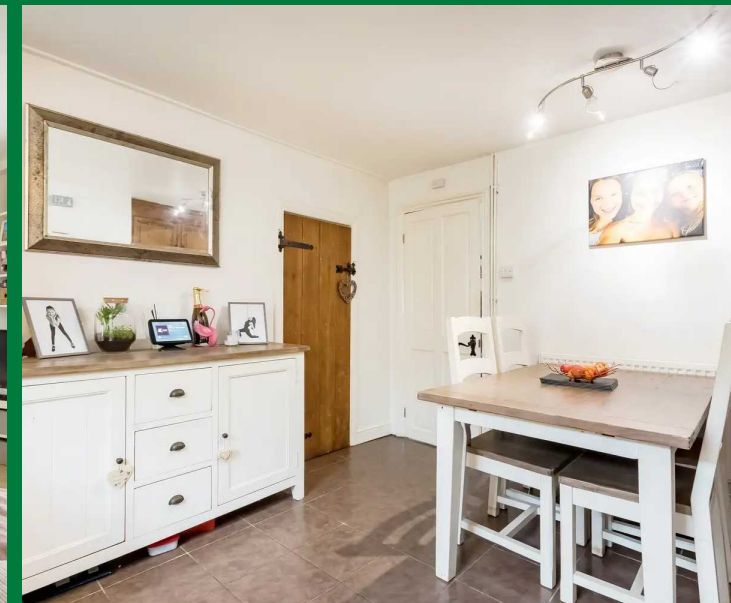
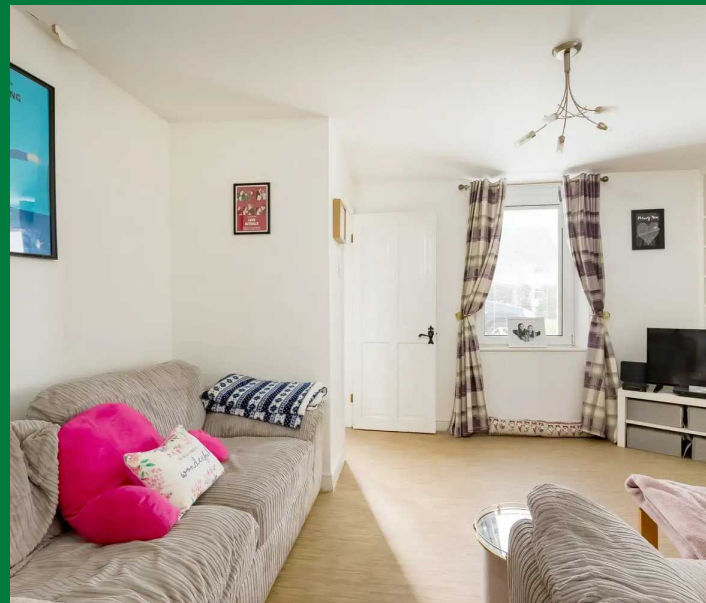
77 Horse Street

Chipping Sodbury, Bristol BS37 6DE

Pleasant end-terrace cottage situated within walking distance of Chipping Sodbury High Street. Recently upgraded, the 3 bedroom property is a fusion of old character quirkiness with a twist of modern convenience.

The location is right on the doorstep of local shops, restaurants, pubs and amenities so you can just move in and get on with life, and everything that Chipping Sodbury has to offer! Useful facilities in the property include a cosy living room with log burner and a spacious kitchen diner. Outside, a useful store shed and the share of a sunny communal garden. The main accommodation comprises 3 bedrooms upstairs, an ensuite shower room, and another bedroom that could be used as a work-from-home study. The property has been invested in over the years, with new windows from Yate Windows, new boiler and neutral decoration, although there are some areas which you can make your own and upgrade to your own specification.

- End-of-terrace Cottage
- 3 Bedrooms, Master Ensuite
- Utility Store
- Walking Distance to High Street
- Refurbished Condition
- No Onward Chain
- Share of Communal Garden
- Energy Efficiency Band D





Location

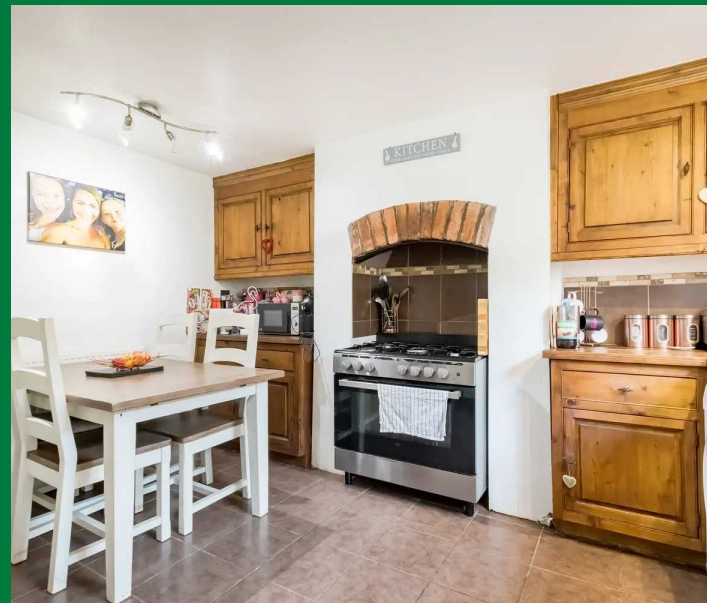
Chipping Sodbury is a thriving historic market town with first settlement thought to pre-date 1300s. Nowadays there are many social activities, clubs and organisations to be a part of. It has a Waitrose supermarket and full range of artisan shops, an award winning bakery and butcher, a Town Hall venue, and a range of local pubs and restaurants. Regular bus service from Chipping Sodbury to Yate Shopping Centre which has Tesco Extra, M&S Food, cinema, 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.

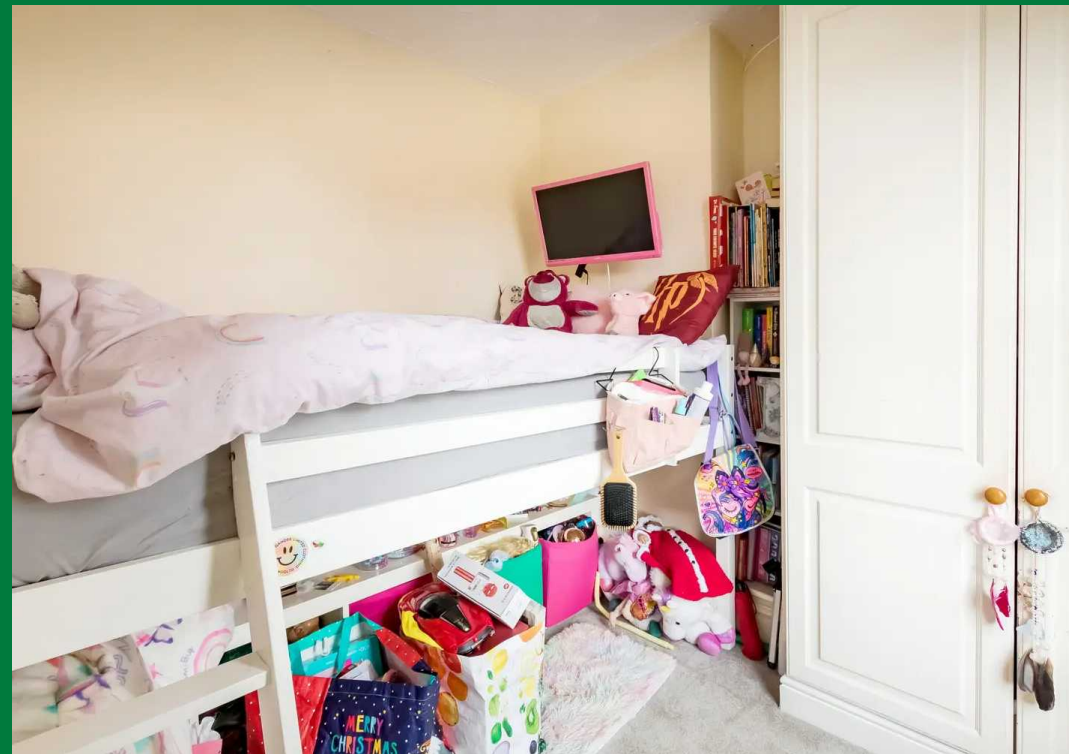
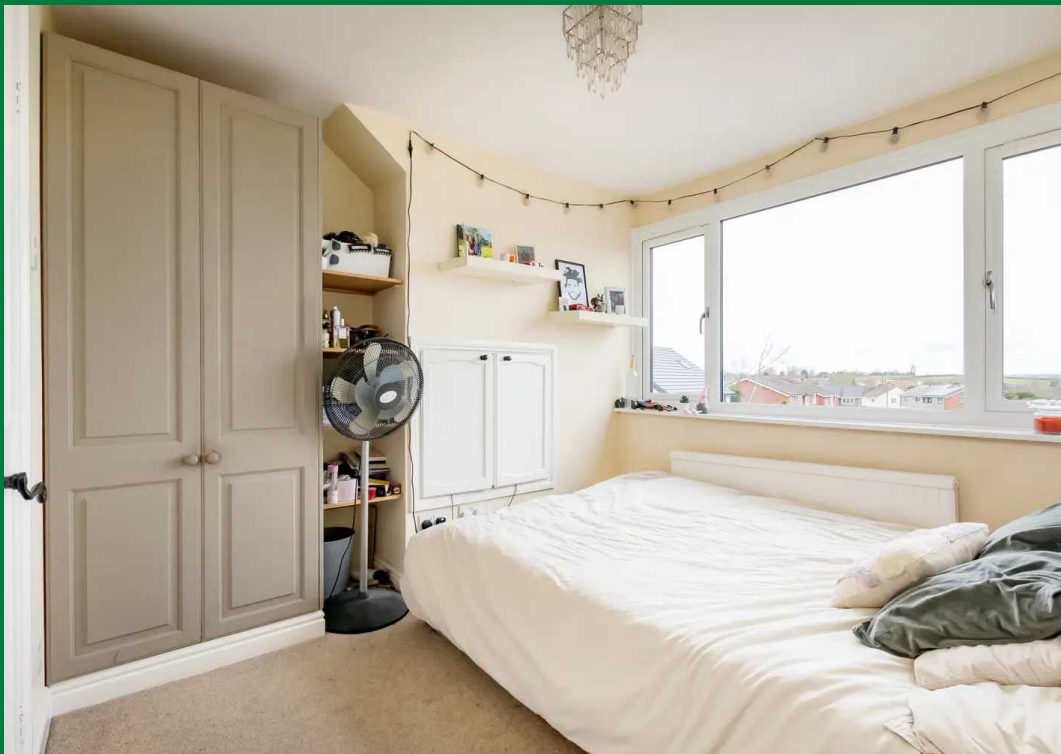
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

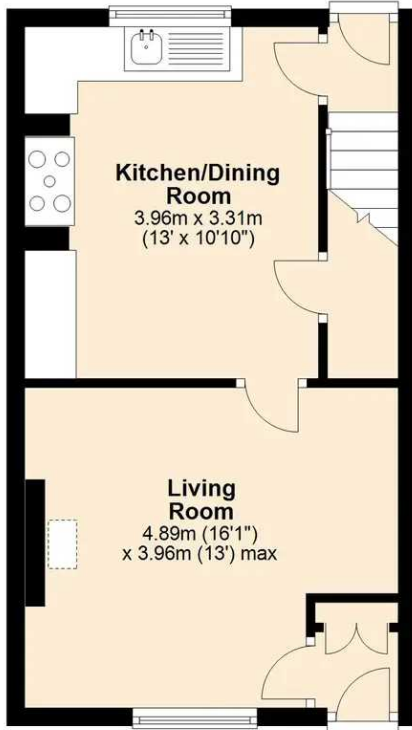




You can include any reasonable enquiries and enquiries made by you or your solicitor.

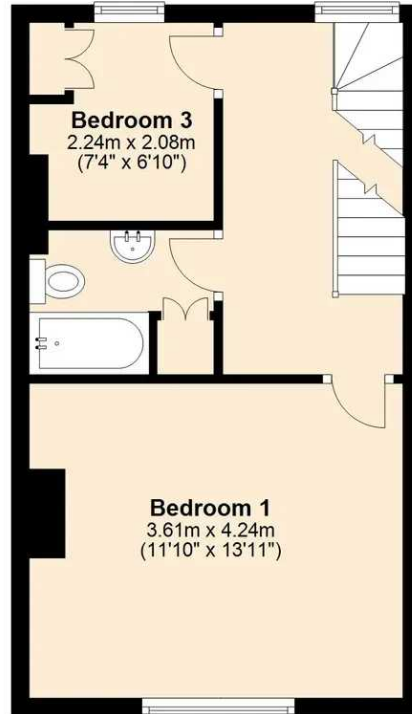
Ground Floor

Approx. 32.2 sq. metres (346.6 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.5 sq. feet)



Second Floor

Approx. 19.3 sq. metres (208.2 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.

Total area: approx. 83.9 sq. metres (903.3 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.



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

01454 321339

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