



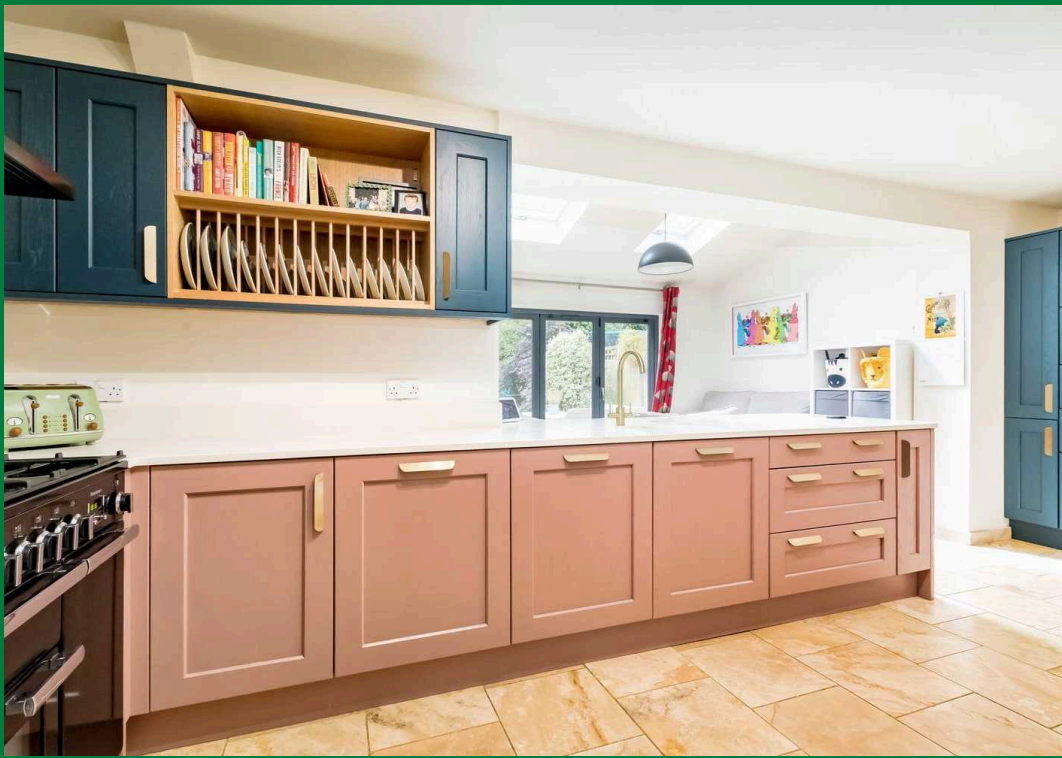
COUNTRY
PROPERTY



32 Kingrove Crescent

Chipping Sodbury

£415,000



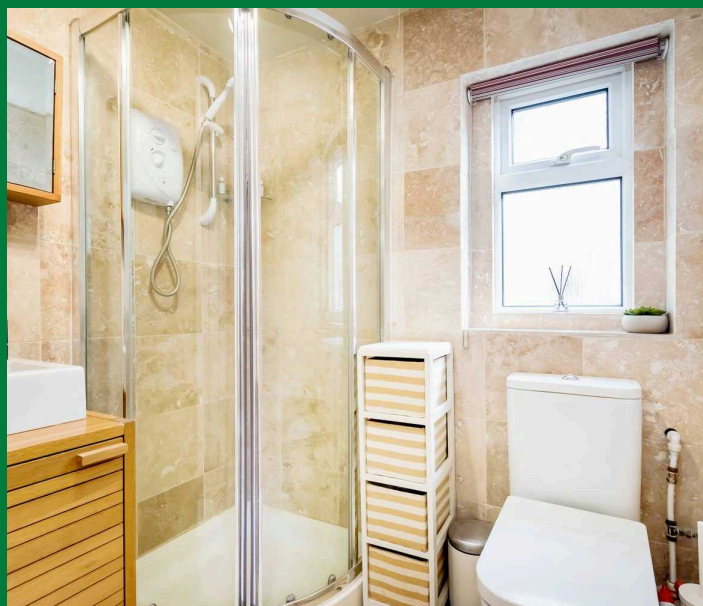
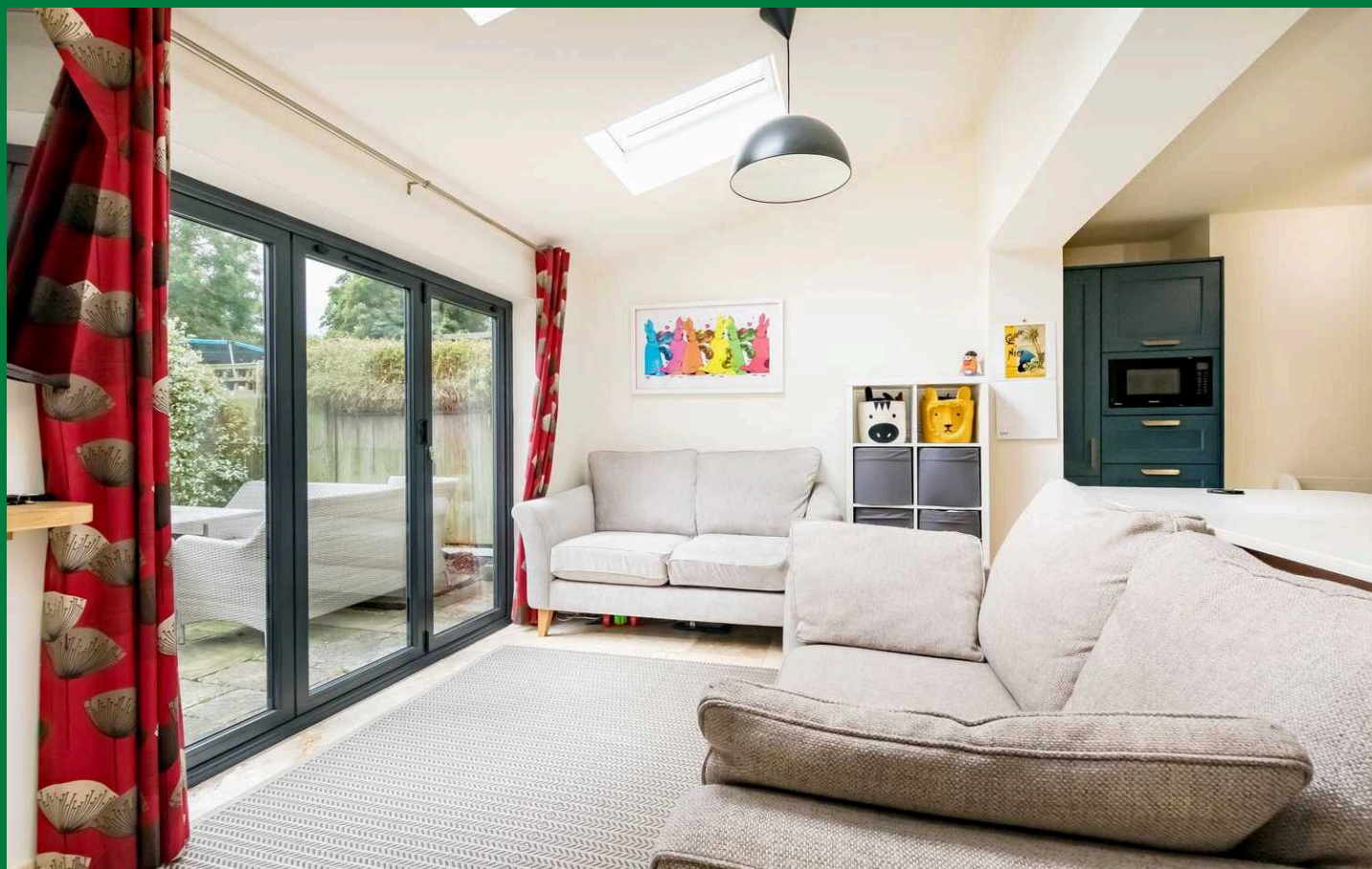
32 Kingrove Crescent

Chipping Sodbury, BS37 6DG

Spacious 3-bed family home with much to fall in love with! A sizeable extension to the rear, detailed with Velux roof lights provides space for a professionally fitted kitchen, sitting room, utility and downstairs shower room – for all the family to enjoy this light and airy room. Bi-folding doors open out to the Southerly rear garden, which has mature trees and hedges enhancing privacy. At the front of the property is a cosy lounge, which features a log burner and original character features and fittings, to make this a pretty unique offering. Upstairs we find three good size bedrooms and a fitted bathroom with roll top bath plus an additional shower.

Situated just a 5 minute walk from Chipping Sodbury High Street, this property is on the doorstep of a thriving local community, where there is a range of restaurants, pubs and amenities and quite literally something for everyone.

- Semi Detached Family Home
- Kitchen Extension
- Downstairs Shower Room & Utility
- Southerly Rear Garden
- 3 Bedrooms & Bathroom
- Off-Street Parking
- Energy Efficiency Band C
- No Onward Chain

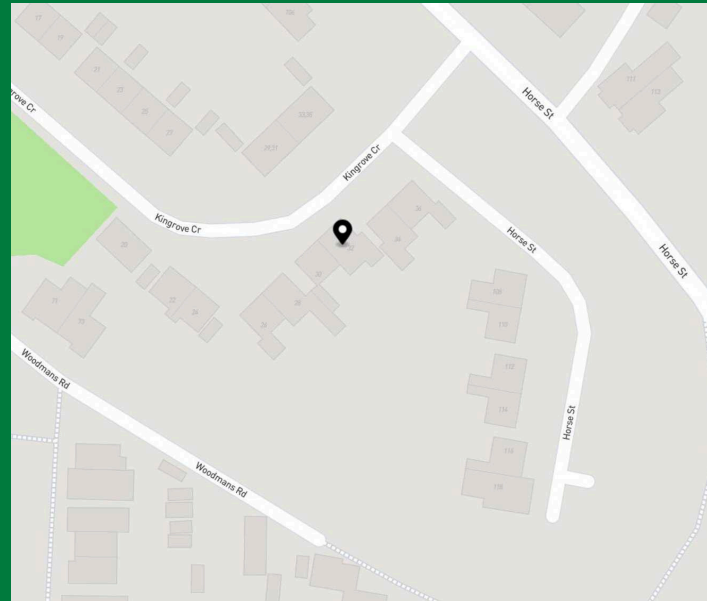




Location

Chipping Sodbury

This property sits roughly a 5 minute drive from Yate Shopping centre or 5 minute walk to 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, running and cricket clubs to name but a few. 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.



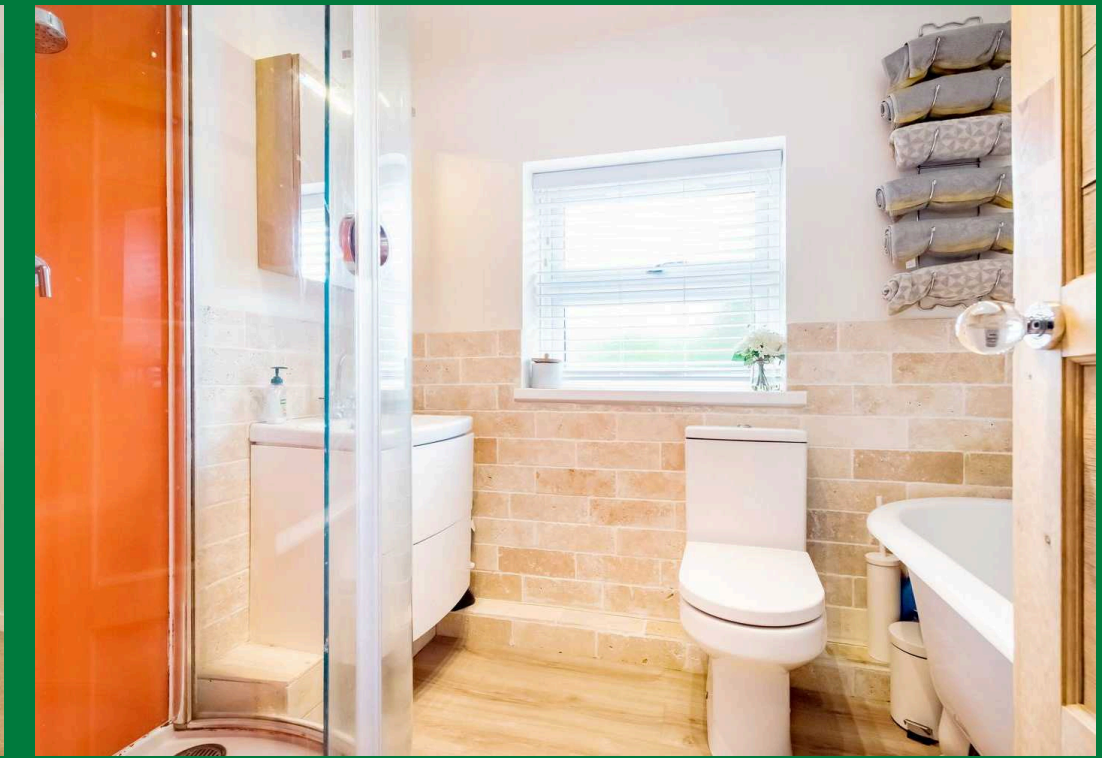
Further information:

Council Tax band: B

Tenure: Freehold

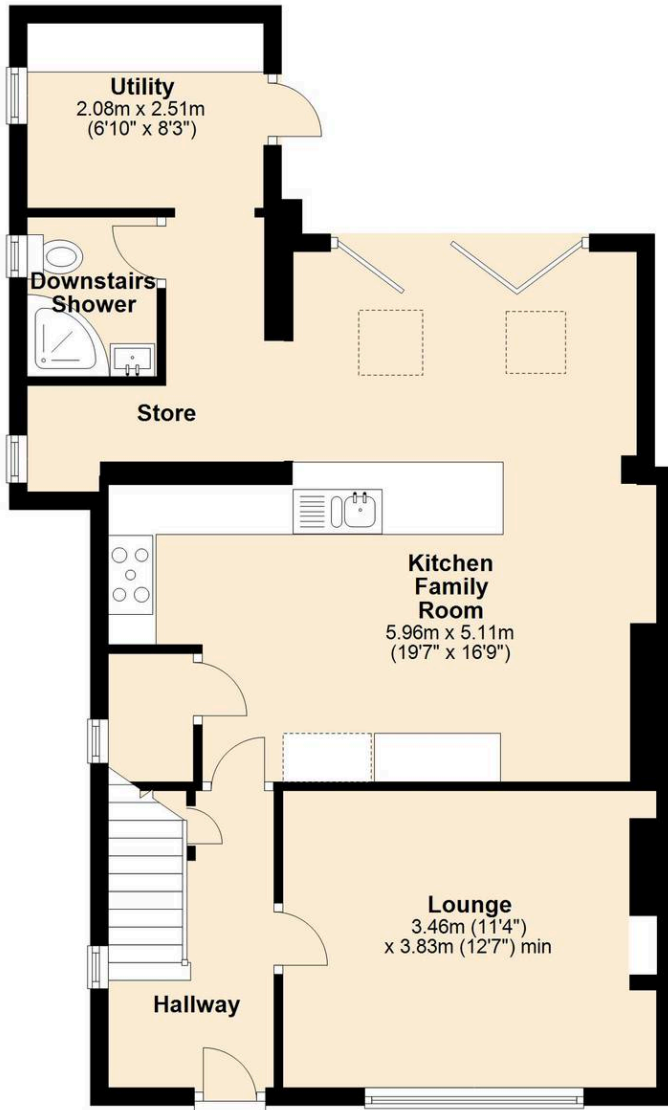
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



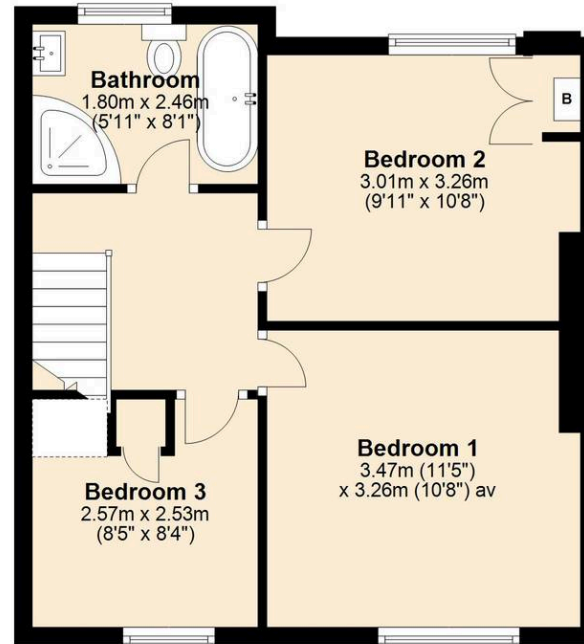
Ground Floor

Approx. 66.8 sq. metres (718.8 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.3 sq. feet)



Total area: approx. 108.0 sq. metres (1162.1 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

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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