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196 Kingfisher Road

Chipping Sodbury

£489,500









196 Kingfisher Road, Chipping Sodbury, BS37 6JH

Beautifully presented 4/5 bedroom detached family home with a lovely Southerly facing rear garden, located within the popular “Birds” estate of Chipping Sodbury with a double garage.

Ideally positioned within walking distance to both Chipping Sodbury High Street and Yate Shopping Centre, this generous family home has plenty to offer with flexible accommodation which includes entrance hall, cloakroom, wash room, study/bed 5, lounge, dining room, kitchen breakfast room, conservatory, 4 bedrooms with master ensuite and family bathroom. There is a good-sized Southerly facing rear garden mainly laid to lawn, a choice of seating areas including patio so you can either chase the sun or shade depending on your choice, mature flower beds, shrubs and trees. For parking you have a double garage and roadside parking, there is also an open front garden.

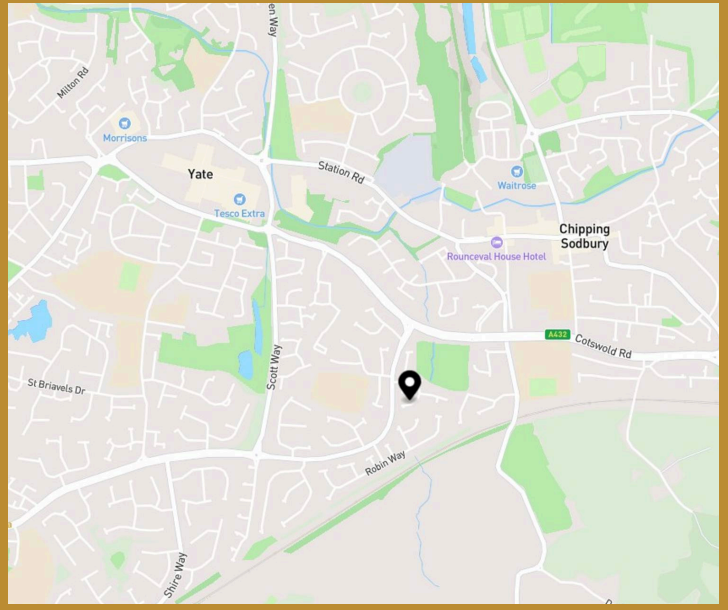
- Detached Family Home
- Lounge & Dining Room
- Kitchen Breakfast Room
- Conservatory & Cloakroom
- 4 Bedrooms & 2 Bathrooms
- Enclosed Rear Garden
- Double Garage
- Energy Efficiency Rating C

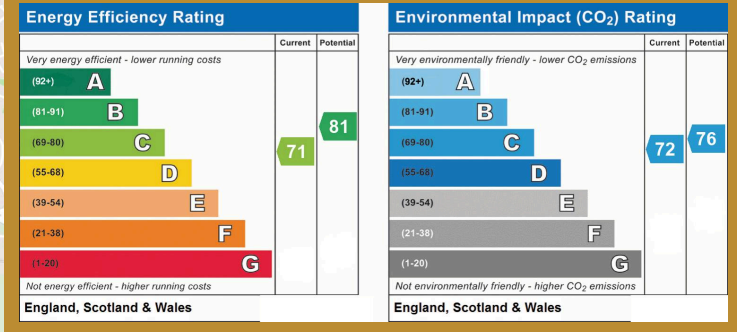












Location

Chipping Sodbury is a thriving historic market town dating back to pre-1300s. Nowadays many social activities, clubs and organisations make their home here. It has 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 and running clubs. 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.

Spacious 4/5 bed detached home with double garage, conservatory, South-facing garden, and flexible living space. Walk to Chipping Sodbury High St and Yate shopping. Ensuite shower room, study/bed 5.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



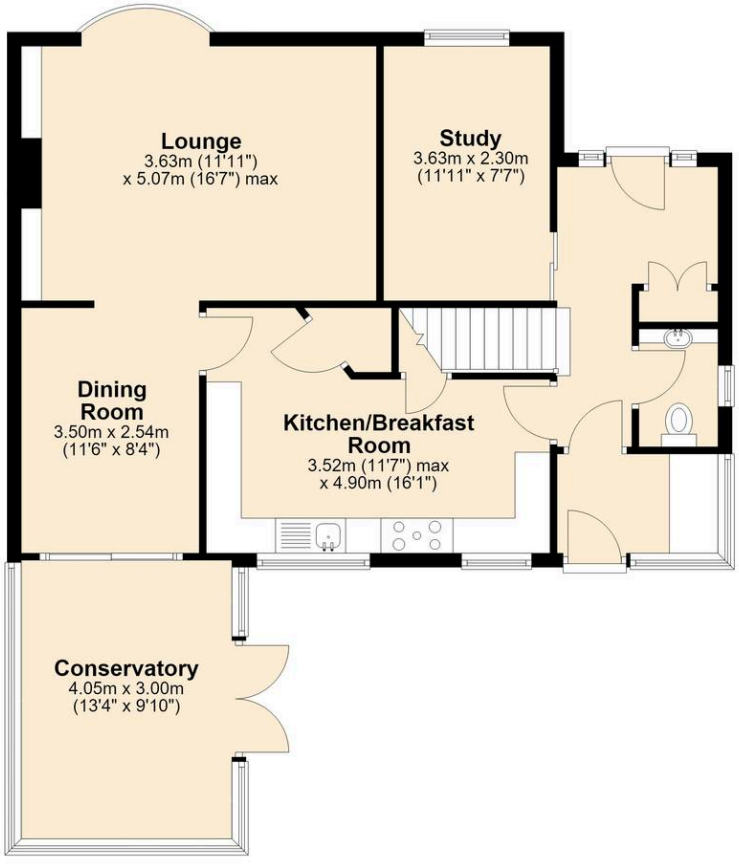






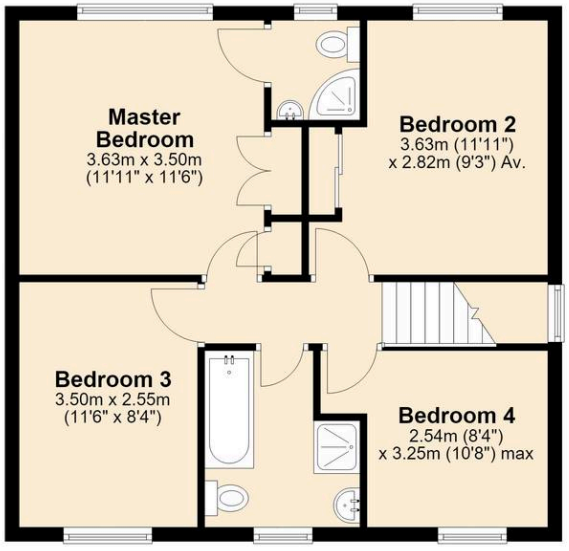
Ground Floor

Approx. 80.3 sq. metres (864.2 sq. feet)



First Floor

Approx. 54.6 sq. metres (587.3 sq. feet)



Total area: approx. 134.9 sq. metres (1451.5 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.

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

01454 321339

www.parkers-ea.co.uk

enquiries@parkers-ea.co.uk