



HUNTERS[®]
HERE TO GET *you* THERE

Badminton Road, Chipping Sodbury, BS37 6LH | £450,000
Call us today on 01454 313575



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(95-100)			
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		83	91
England & Wales			
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(92-100)			
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		73	85
England & Wales			
	EU Directive 2002/91/EC		

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

HUNTERS

This link detached bungalow is offered for sale with no upward chain and situated conveniently to the Old MarketingTown of Chipping Sodbury and has the added bonus of a garage and further carport with garage door to the front. Situated on a fine sized plot this property should attract much immediate interest!!

•
Double glazed door into;

HALLWAY

Radiator, access to loft space, storage cupboard, doors into;

LOUNGE/DINER

8.20m (26' 11") x 4.29m (14' 1") narrowing to 3.25m (10' 8")

Double glazed window to the front, gas fireplace set in stone surround, TV point, two radiators, double glazed patio doors opening to;

CONSERVATORY

3.56m (11' 8") x 3.23m (10' 7")

Double glazed construction on dwarf wall with polycarbonate roof, radiator, tiled floor, double glazed French doors to rear garden.

KITCHEN

3.56m (11' 8") x 2.34m (7' 8")

Double glazed window to the rear, range of wall, drawer and base units with work surface over, sink unit with part tiled walls, built in double oven, gas 4 ring hob with extractor fan over, space for washing machine and under counter fridge, cupboard housing gas boiler and radiator.

BEDROOM ONE

3.71m (12' 2") x tbc

Double glazed window to the front, radiator.

BEDROOM TWO

3.05m (10' 0") x 2.92m (9' 7")

Double glazed window to the rear, radiator.

BEDROOM THREE

3.00m (9' 10") x 2.54m (8' 4")

Double glazed window to the front, radiator.

BATHROOM

2.11m (6' 11") x 1.80m (5' 11")

Double glazed window to the rear, modern white suite comprising, panelled bath with shower over, vanity wash hand basin, concealed cistern WC, heated towel rail, part tiled walls.

WC

Double glazed window to the rear, low level WC, wash hand basin with tiled splash back, radiator.

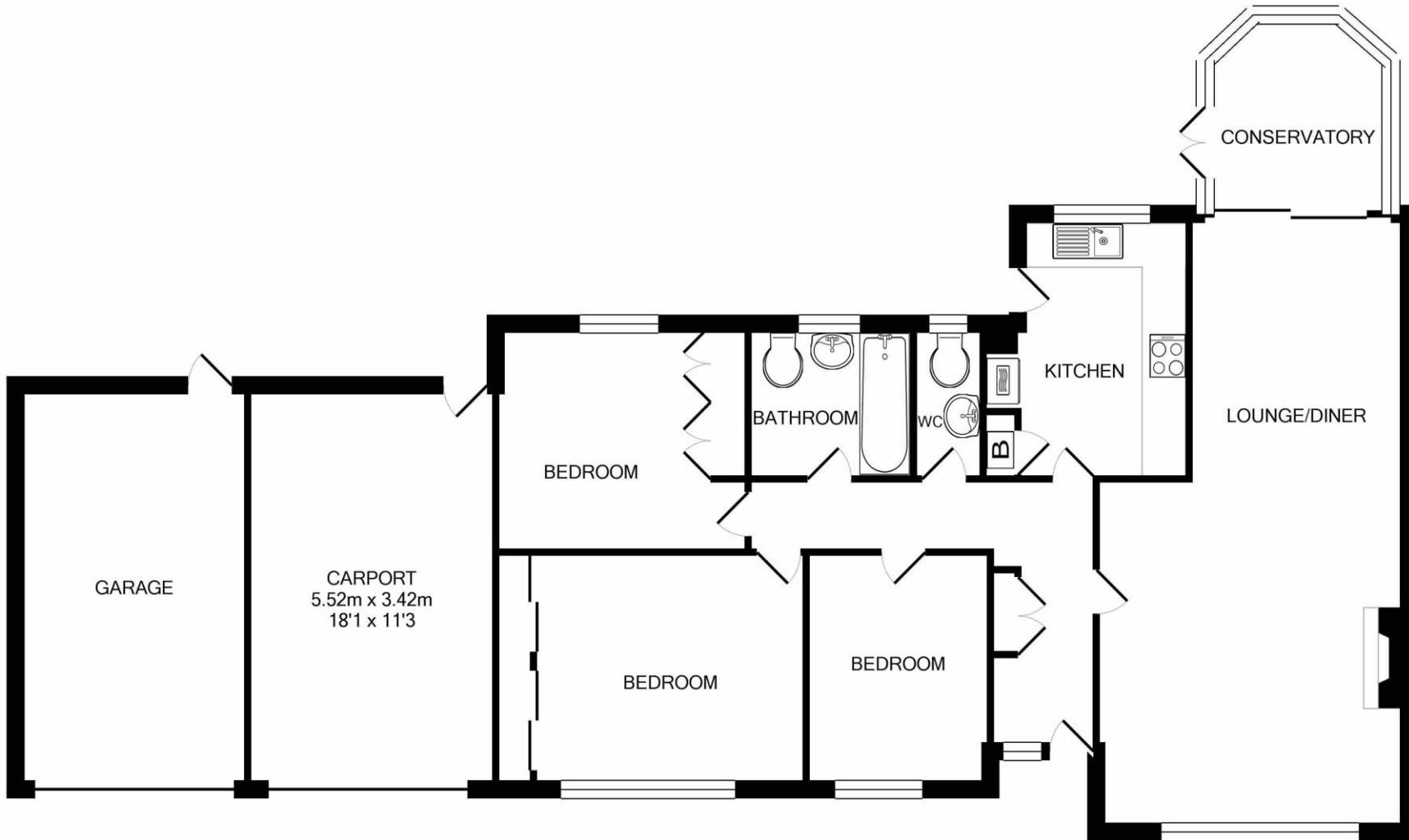
OUTSIDE

The enclosed front garden is mainly laid to lawn with private mature hedge. There is block pavier parking for several vehicles with 5 bar gate leading to a double garage and further attached single garage both with electric up and over doors light and power.

The rear garden is mainly laid to lawn with pergola seating area, patio area, mature tree and hedges, outside tap, further lawned side garden with summer house and greenhouse. There is access to the rear of the garages and further side access leading to the front of the garden.

GARAGE

There is an attached garage 18'6" x 10'3" and an attached carport 18'6" x 11'4" both with electric up and over garage doors, light and power both with courtesy doors opening to the rear garden.



TOTAL APPROX. FLOOR AREA 132.8 SQ.M. (1429 SQ.FT.)
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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