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## BATTEN COURT, CHIPPING SODBURY, BRISTOL

**£255,000** Leasehold

Situated in the over 60's development of Batten Court, this beautiful home is located a stones throw away from Chipping Sodbury high street, amenities, and popular cafes, restaurants and bars. This two bedroom bungalow offers a rare opportunity to purchase a home in the heart of Chipping Sodbury

- Bungalow
- Close by to Local Chipping Sodbury High Street and Waitrose
- Retirement Property
- Quiet Cul-de-Sac location
- Mid Terrace Property
- Two Double Bedrooms
- Communal Gardens
- Communal Parking

A former show home for the over 60's development, this two bedroom mid terraced bungalow is a brilliant addition to the market; in the ever popular Chipping Sodbury.

Within close proximity to local Waitrose supermarket, Frome Valley Walkway and offered with no onward chain, centred in a cul-de-sac position, this sought after home is a must see.

The bungalow comprises of a spacious lounge, practical kitchen, an up together shower room and two double bedrooms with inbuilt storage.

The grounds of Batten court offers a tranquil pond with benches to sit and and a peaceful setting and outlook.

With all this to offer make sure to get in touch today to arrange a viewing!

Council Tax Band: Band D

Tenure: Leasehold

Service Charge: £1,986.14 per year

Over 60's

Lease term to be confirmed

### **Hall**

Entrance hall with built in storage space, offering access to all bedrooms, shower room, lounge and kitchen.

### **Lounge**

A spacious lounge, with feature fireplace, access into the kitchen and views to the rear property.

### **Kitchen**

An open kitchen with base and eye level wood effect units, with double oven and space for appliances with views to the front of the property.

### **Bedroom 1**

A good size double bedroom with built in wardrobe space and overlooking the front garden.

### **Bedroom 2**

Well proportioned second bedroom with built in wardrobe space overlooking the rear of the property.

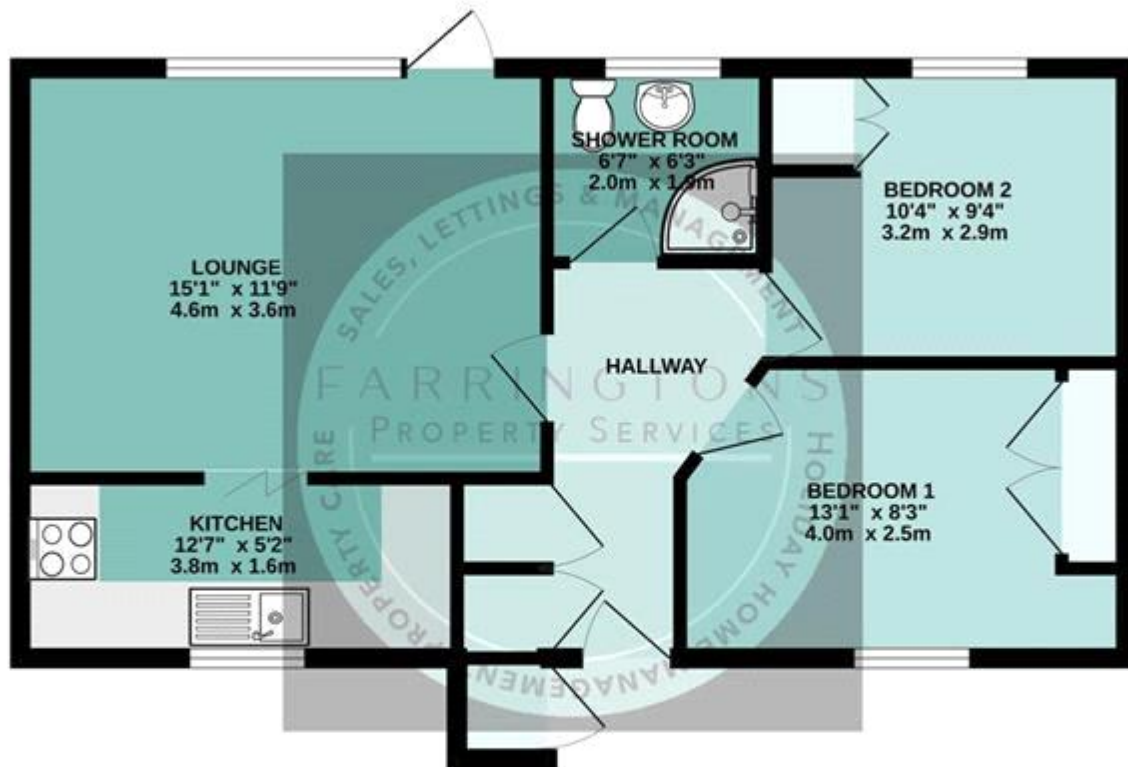
### **Shower Room**

A tidy shower room with white suite including vanity basin, WC and large freestanding corner shower unit completed with useful emergency pull cord.




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GROUND FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 546 sq ft. (50.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-)	A	89	
(81-91)	B		
(69-80)	C	60	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			



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