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COTSWOLD ROAD, CHIPPING SODBURY, BRISTOL

£310,000 Freehold

Proudly positioned on Cotswold Road, this two bedroom, semi-detached home is full of charm and charisma and could be a fantastic first home or investment opportunity and all the benefits of being offered with no onward chain!

- No Onward Chain
- Semi Detached Property
- Short distance to Chipping Sodbury High Street
- Transport Links on the Doorstep
- Well Presented Throughout
- Two Double Bedrooms

Well situated within walking distance of Chipping Sodbury High street and a short stones throw away from Yate Shopping Centre, this central home is a great first purchase with transport links right outside the front door!
Privately concealed behind pretty hedgerows this charming property does not disappoint.
On entering the home you will find a cosy, warm and welcoming living space, with desirable bay window, integral storage and feature log burner, a charming country style kitchen, and handy downstairs WC.
Upstairs the property comprises of two double bedrooms and a modern fitted bathroom with integral storage.
Outside the property is blessed with an expansive garden that includes an abundance of pretty bordering, open lawn space, trees and hedges giving the outside space a private feel with patio area for alfresco dining.
The property further benefits from a useful garage, off street parking, gas central heating and double glazing.
An opportunity not to be missed, call our office today to arrange your exclusive viewing.

Council Tax Band: Band B

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Garden details: Private Garden, Rear Garden

Lounge

A cosy lounge space with bay window, integral storage, exposed wooden flooring and central log burner with exposed brickwork surround.

Kitchen

Country style kitchen with ample base and eye level units, gas range oven, space for freestanding fridge freezer, wooden work surfaces and space for integral appliances.

WC

Convenient downstairs WC with white close coupled WC and small cloakroom basin.

Entrance hall

Entry doorway with stairs rising to the upper level and door leading to the lounge.

Bedroom 1

A spacious double bedroom with exposed wood flooring, and views overlooking the front of the property.

Bathroom

A modern white suite with over bath shower, sink basin with vanity unit storage, closed coupled WC and integral storage.

Bedroom 2

A double bedroom with space for storage and views overlooking the rear garden.

Garage

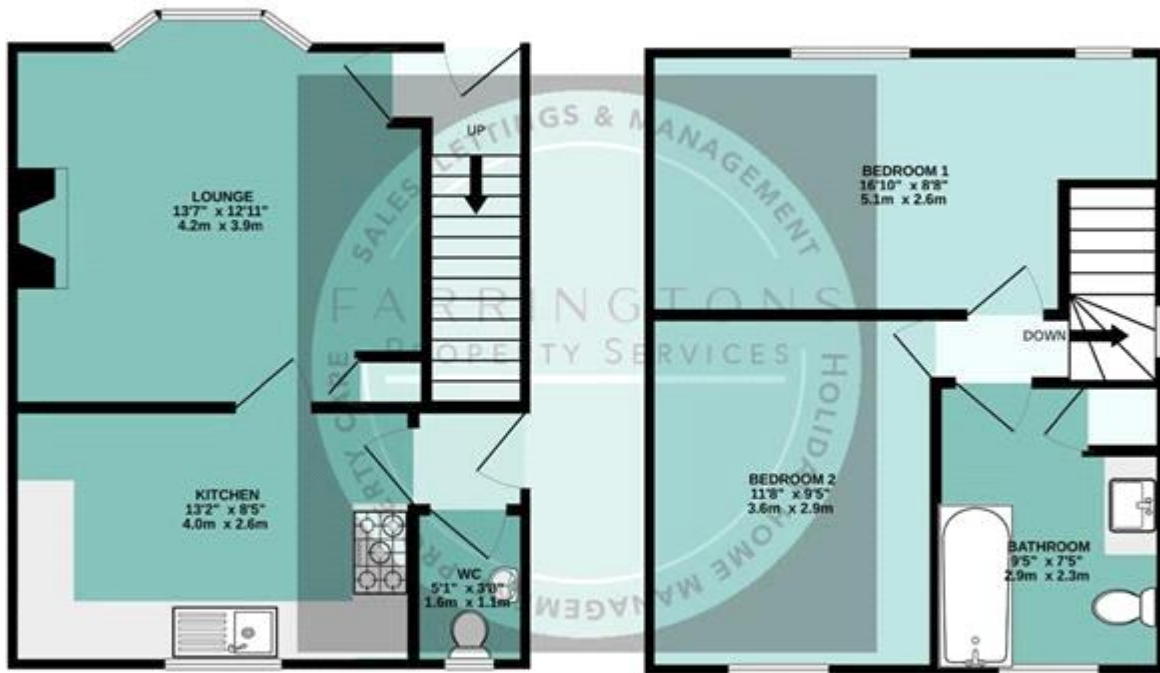
Useful garage with power, and door entry to the rear garden.



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GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.

1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.

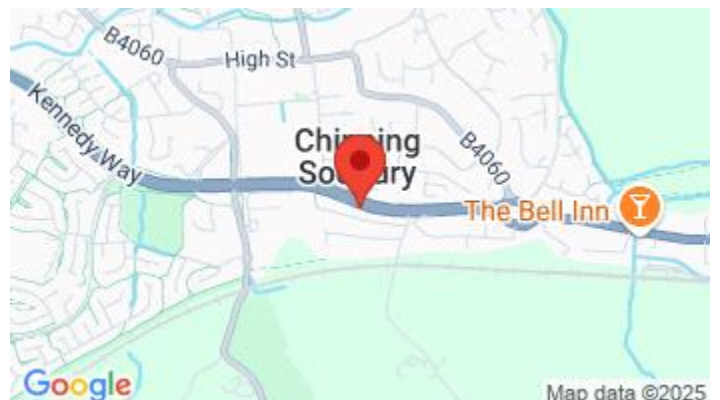


TOTAL FLOOR AREA: 683 sq.ft. (63.5 sq.m.) approx.

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	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	62
(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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