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ROBIN WAY, CHIPPING SODBURY, BRISTOL

£310,000 Freehold

A chance to make your mark with only one owner for 55 years! A beautifully positioned three bedroom home situated in the ever popular "Birds Development" has just become readily available, with local shop and schools close by, this semi detached property could be a wonderful family home.

- Chipping Sodbury Location
- Popular "Birds" Development
- Close by to transport links, Schools and Amenities
- Cul-de-sac location
- 3 bedroom
- Detached Garage and Off Street Parking
- Two Double Bedrooms

A sought after home situated in the historic Chipping Sodbury Town located within "the birds" estate, this well located, semi detached, three bedroom home has been well looked after, having only had one owner to date and is a fantastic purchase and readily available to view.

Within catchment area of sought after Primary and Secondary schools along with handy access to local transport links and a short commute to Yate Shopping Centre and local Co-op supermarket this central home is positioned perfectly for a growing family. The ground level comprises of an open, light entrance hallway with under-stairs storage, a practical kitchen with ample base and eye level units and plenty of space for appliances.

The property also benefits from a dual aspect lounge/diner with patio doors leading out to the rear garden.

Upstairs, the property consists of three spacious bedrooms with a family bathroom complete with a built in storage cupboard.

Outside the property; the home is blessed with a green outlook to the front with a view of peaceful, tended allotments, and a generous low maintenance rear garden that is predominantly laid with patio paving.

Further benefits include a useful garage, off street parking and beneficial solar panels.

A lovely property, with plenty of potential and a great purchase for someone hoping to add their stamp to a future home.

A viewing is strongly advised.

Council Tax Band: C

Tenure: Freehold

Garden details: Enclosed Garden, Front Garden

Kitchen

Access to the rear garden, base and eye level units, plenty of space for appliances, views to the rear and entry to the hallway.

Entrance Porch

open entrance porch with ample hanging space with entry door leading into the hallway.

Hall

Access to the lounge and kitchen, under-stairs storage and stairs rising to the first floor.

Lounge

Accessible via the hallway, integrated storage shelves, feature fire with mantle and hearth surround, large window overlooking the front of the property and green space to the front, and access to the dining area.

Dining Room

The dining area is carpeted, with french doors to the rear and is accessed via the lounge through archway opening.

Bathroom

The bathroom comprises of a three piece suite including walk in shower unit, pedestal wash basin and WC, with window to the rear overlooking the garden.

Bedroom 1

A double room, with carpet throughout and views overlooking the front of the property.

Bedroom 2

A double room, carpeted throughout with views overlooking the rear garden.

Bedroom 3

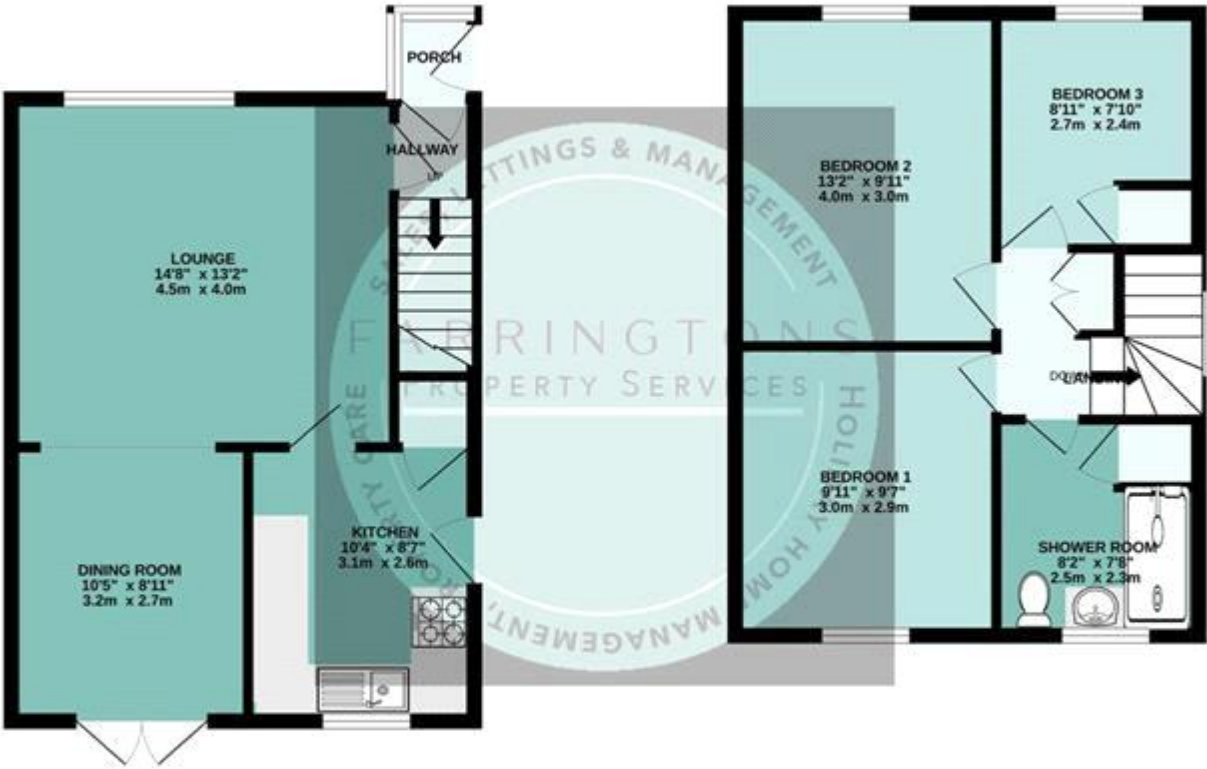
A single room with storage cupboard above the stairs.



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GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.

1ST FLOOR
411 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 831 sq.ft. (77.2 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	78	80
(81-91) B		
(69-80) C		
(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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