



124, Chiltern Close, Bristol, South
Gloucestershire, BS30 8UW

£289,950

Offered For Sale with NO ONWARD CHAIN is this spacious end of terrace house which occupies a popular location close to Warmley Brook. Pleasantly tucked away the property boasts spacious accommodation which comprises of an entrance hall, a lounge/dining room, a modern kitchen and a conservatory to the ground floor, upstairs there are three good sized bedrooms and a modern shower room. The property further benefits from gas central heating and uPVC double glazing, a south facing rear garden and a garage with parking in a nearby block. Well placed for all local amenities, schools and the rings road and sure to be of great interest to first time buyer or growing families. An early internal viewing to appreciate all that is on offer is recommended.

Entrance Porch

4' 3" x 2' 11" (1.30m x 0.90m)

Upvc double glazed construction, door into the entrance hallway.

Entrance Hallway

0' 0" x 1' 1" (0m x m)

Staircase to the first floor, radiator, door into the lounge/diner.

Lounge

15' 0" x 12' 11" (4.56m x 3.94m)

Upvc double glazed window to the front, feature fireplace, radiator, TV point, archway into the dining room.

Dining Room

9' 0" x 8' 6" (2.74m x 2.58m)

Upvc double glazed sliding patio doors to the conservatory, radiator, under stair storage cupboard.

Kitchen

9' 2" x 7' 5" (2.79m x 2.26m)

Upvc obscure double glazed door and window to the rear, range of wall and base units with square edge work surfaces and tiled splash

backs, stainless steel sink unit with mixer tap, space for a slimline dishwasher, space for a fridge freezer, space for a washing machine, integrated stainless steel double oven, induction hob with glass splashback and stainless steel cooker hood.

Conservatory

8' 11" x 7' 6" (2.72m x 2.29m)

Upvc double glazed construction on a low wall, glass roof, French doors to the rear garden, tiled flooring.

First Floor Landing

Doors to all bedrooms and the family bathroom, loft hatch.

Bedroom One

12' 3" x 9' 1" (3.74m x 2.78m)

Upvc double glazed window to the front, radiator, range of fitted bedroom furniture, cupboard housing wall mounted 'Worcester' combination boiler.

Bedroom Two

11' 11" x 9' 2" (3.64m x 2.79m)

Upvc double glazed window to the rear, range of fitted bedroom furniture and radiator.





Bedroom Three

9' 2" x 6' 9" (2.80m x 2.05m)

Upvc double glazed window to the front, radiator, fitted storage cupboard.

Shower Room

6' 8" x 6' 2" (2.04m x 1.87m)

Upvc double glazed obscure window to the rear, low level WC, bidet, pedestal wash hand basin, corner shower cubicle with electric shower, radiator, fully tiled walls.

Garage

The garage is located in a nearby block with an up and over door.

Front Garden

There is a generous garden to the front of the property with a pathway leading to the front door. The garden has been laid to Cotswold chippings with a flower and shrub border.

Rear Garden

The south facing rear garden is enclosed and is hard landscaped having been laid to patio with flower and shrub borders, an outside tap and gated access to a lane which leads to the garage located in nearby block.

Tenure

Freehold

Local Authority

South Gloucestershire



Council Tax Band

Council Tax Band B



Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

Anne James Estate Agents Office
Tel: 0117 9328611

89a Bath Road
Longwell Green
BS30 9DF
info@annejames.co.uk

Bristol