



HUNTERS®
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Heron Way, Chipping Sodbury, Bristol | £180,000
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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.

Offered for sale with no upward chain is this three bedroom maisonette. Situated on 'the Birds Estate' ideally situated for Chipping Sodbury High Street and Yate town centre. The property benefits from entrance hallway, kitchen/diner, lounge, upstairs can be found three bedrooms and white family bathroom. The property further benefits from double glazing, electric heating with communal outside space and garage situated in near by block. Early viewing strongly advised.

Entrance Hallway

Double glazed door, storage cupboard, electric heater, wood effect flooring, doors into

Kitchen

12'10" x 8'10"

Double glazed window, range of wall, drawer and base units with work surface over, 1.5 stainless steel sink unit with mixer tap over, electric oven and hob with extractor hood over, spaces for fridge/freezer, and plumbing for dishwasher and washing machine, wood effect flooring.

Lounge

18' x 10'6"

Two double glazed windows, stairs to 1st floor with storage cupboard housing pressurised water tank, wood effect flooring.

1st Floor Landing

Wood effect flooring, doors into

Bedroom One

10'8" x 10'4" max

Double glazed window, storage heater, inset wall shelving, wood effect flooring.

Bedroom Two

12'8" x 8'8" max

Double glazed window, access to loft space, storage heater, inset wall shelving, wood effect flooring.

Bedroom Three

8'10" x 7'5" max

Double glazed window, storage heater, inset wall shelving, wood effect flooring.

Bathroom

Double glazed window, white suite comprising, panelled bath with electric shower over, pedestal wash hand basin, WC, part tiled walls, electric towel heater, wood effect flooring.

Garage

There is a single garage situated in near by block with up and over door.



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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