



10 Robin Way, Chipping Sodbury, Bristol

- Detached Family Home
 - Modern Kitchen
 - 2 Receptions
- Double Glazing & Gas Central Heating
- Gardens For Front & Rear
- 3 Bedrooms
- Modern White Bathroom
- Conservatory
- Larger than average Garage and Additional Parking
- Viewing Advised

£380,000

HUNTERS®

HERE TO GET *you* THERE

Entrance Porch

Double glazed construction, polycarbonate roof, Karndean flooring, doors into garage and double glazed door into

Entrance Hallway

Stairs to 1st floor with storage cupboard under, radiator, Karndean flooring.

Cloakroom

Double glazed window to the side, white suite comprising, low level WC, vanity wash hand basin with mixer tap over, tiled splash back, Karndean flooring, heated towel rail.

Lounge

14'8" x 11'4"

Double glazed full length window to the front, radiator, TV point, gas fire set in wooden surround, Karndean flooring, French doors opening into

Dining Room

9'8" x 8'9"

Double glazed patio door to the conservatory, radiator, Karndean flooring, further opening into

Kitchen

10'2" x 8'8"

Double glazed window and double glazed door into conservatory, range of modern wall, drawer and base units with work surface over, space for Range cooker with extractor hood and tiled splash back, 1.5 sink with mixer tap over, spaces for washing machine, dishwasher and under counter fridge, Karndean flooring.

Conservatory

18'9" (max) x 6'9" (max)

Wooden double glazed construction, tiled flooring.

First Floor Landing

Double glazed window to the side, access to part boarded loft space, airing cupboard housing hot water tank, doors into

Bedroom One

14'8" x 9'11"

Double glazed window to the front, built in wardrobes, radiator.

Bedroom Two

9'11" x 9'11"

Double glazed window to the rear, radiator.

Bedroom Three

9'11" (max) x 7'8" (max)

Double glazed window to the front, radiator.

Bathroom

7'8" (max) x 6'8" (max)

Double glazed window to the rear, white suite comprising panelled bath with shower extension to mixer tap, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, Karndean flooring.

Outside

The front has open outlook and is laid to grass with pathway leading to the front door.

The enclosed rear garden is laid to lawn with gated off street parking, outside tap, gated access to the front of the property, and gated access to the side leading to driveway and garage.

Garage

17'3" x 12'8"

There is larger than average single garage with roller door, light and power, door into porch area.






ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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.

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

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



80-82 Station Road, Yate, Bristol, BS37 4PH
 Tel: 01454 313575 Email:
yate@hunters.com <https://www.hunters.com>