

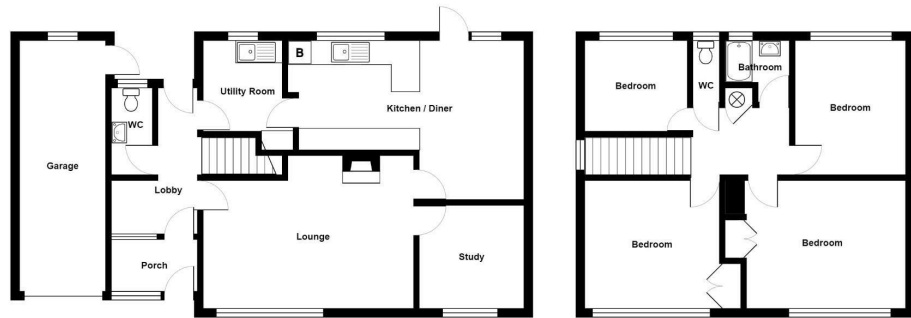


## 1 Culverhill Road, Chipping Sodbury, Bristol

- Detached Family House
  - 4 Bedrooms
- Double Glazed, Gas Central Heating
- Garage & Extensive Parking
- In Need of Modernising
- Close to Chipping Sodbury High Street
  - 3 Receptions
- Corner Plot with Gardens to Front, Side and Rear
  - No Chain

**£500,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



**Situated within walking distance of Chipping Sodbury High Street is this four bedroom detached family home. Offered for sale with no upward chain, this property has been owned from new, in need of updating and offers well appointed living accommodation that briefly comprises entrance porch and hallway, cloakroom, lounge, dining room, kitchen, utility and study to the ground floor. Upstairs can be found four bedrooms, bathroom with separate WC. Further benefits include gas central heating, double glazing, gardens to front, rear and side with garage and extensive parking. This property has so much potential to offer in a great location, call now to secure a viewing.**

#### Entrance Porch

Double glazed door with double glazed side panel, tiled flooring, further wooden door into

#### Hallway

Glazed window to the front, double glazed door to the rear, stairs to 1st floor, radiator, doors into

#### Cloakroom

Double glazed window to the rear, white low level WC, wash hand basin, tiled splash back, radiator.

#### Lounge

17'9" x 13' max

Double glazed window to the front, feature fireplace, TV point, radiator, doors into dining room and door into

#### Study

8'10" x 8'8"

Double glazed full length window to the front, radiator.

#### Kitchen

10'4" x 9'2"

Double glazed window to the rear, range of wall, drawer and base units with work surface over, part tiled walls, stainless steel sink unit, built in electric oven, gas hob with extractor fan over, spaces for dishwasher, fridge/freezer, wall mounted gas boiler, tiled flooring, door to utility and archway to

#### Dining Area

13'5" x 8'9"

Double glazed door with full length window to the rear, radiator.

#### Utility

7'3" x 6'2"

Double glazed window to the rear, base units with work surface over, sink unit, storage cupboard, plumbing for washing machine.

#### First Floor Landing

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

#### Bedroom One

12'5" x 11'8"

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

#### Bedroom Two

11'10" x 11'2"

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

#### Bedroom Three

10'3" x 8'10"

Double glazed window to the rear, radiator.

#### Bedroom Four

8'2" x 7'1"

Double glazed window to the rear, radiator.

#### Bathroom

Double glazed window, coloured suite comprising, panelled bath with electric shower over, pedestal wash hand basin, part tiled walls, heated towel rail.

#### WC

Double glazed window to the rear, low level WC, part tiled walls.

#### Outside

The walled front and side garden is laid to stones with well stocked shrub and plant borders, mature tree, gated access leading to the rear, block pavier parking for several vehicles leading to a single garage.

The enclosed rear garden is laid to lawn with patio area with mature shrubs, flower and plant borders, trees, gated access to the rear courtesy door into the garage.

#### Garage

16'3" x 8'9"

There is a single garage with electric up and over door, light and power with additional storage to the rear (8'10" x 5'2") glazed window to the rear and door to the rear garden.



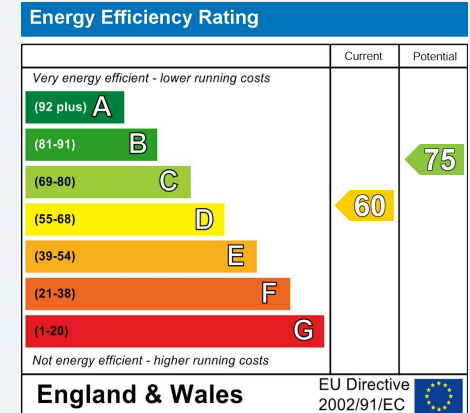
## Viewing

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



## 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.



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

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