



100 Horse Street, Chipping Sodbury, Bristol

- Semi Detached House
 - 3 Bedooms
 - Kitchen
- Bathroom Separate WC
- Close to Chipping Sodbury High Street
 - Southerly Facing Rear Garden
 - 2 Receptions
 - No Upward Chain

£350,000

HUNTERS[®]
HERE TO GET *you* THERE

Entrance Hallway

Double glazed window to the front, stairs to 1st floor, radiator, doors into

Lounge

13'1" x 10'5"

Double glazed window to the rear, feature fire place, radiator.

Dining Room

13'1" x 11'11"

Double glazed window to the rear, gas fire place with back boiler, radiator.

Kitchen

11'11" x 6'6"

Double glazed window to the front, range of wall, drawer and base units with work surface over, stainless steel sink unit, built in electric oven and hob, spaces for under counter fridge and freezer plumbing for washing machine, radiator, door to dining room and further door to

Outer Lobby

Doors accessing both front and rear of the property, with storage cupboard 6' x 3'4", further doors into

WC

Glazed window to the front, WC.

Out Building

8'1" x 6'

Glazed window to the rear.

First Floor Landing

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

Bedroom One

11'11" max x 10'11"

Double glazed window to the rear, built in cupboard, feature fireplace, radiator.

Bedroom Two

11'10" x 10'5" max

Double glazed window to the rear, built in cupboard, radiator.

Bedroom Three

9'8" x 7'1" max

Double glazed window to the front, built in cupboard.

Bathroom

Double glazed window to the side, panelled bath with electric shower over, wash hand basin, part tiled walls, radiator.

WC

Double glazed window to the side, WC.

Outside

The enclosed gated front garden is laid to stones with mature plant and shrub boards, pathway leading to front doors.

The enclosed southerly facing enclosed rear garden is laid to lawn and potential veggie garden with mature shrub and plant borders.





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.



Area: 58.7 m² ... 632 ft²

Area: 43.1 m² ... 464 ft²

Total Area: 101.8 m² ... 1096 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		60	
(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 	

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.



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