







## 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



## **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.

















Total Area: 101.8 m<sup>2</sup> ... 1096 ft<sup>2</sup>

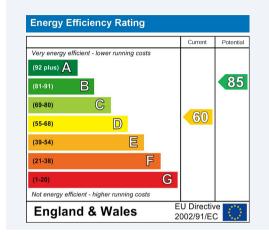
## Viewing

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.

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