



## 3 Leaman Close, Chipping Sodbury, Bristol

- No Upward Chain
  - 4 Bedrooms
  - Lounge/Diner
- Southerly Facing enclosed Garden
  - Parking for Several Vehicles
- Sought after Cul de Sac Location
  - Kitchen
  - Cloakroom
- Garage (currently converted into Office)

**£489,000**

**HUNTERS®**

HERE TO GET *you* THERE



### Entrance

Double glazed door with matching double glazed side panel into

### Hallway

Stairs to first floor, radiator, doors into

### Cloakroom

Double glazed window, wash hand basin, WC, part tiled walls.

### Lounge/Diner

25' max x 14' max

Double glazed window to the front, double glazed French doors to the rear, gas feature fireplace in stone surround, two radiators, TV point door into

### Kitchen

10'4" x 9'8"

Double glazed window to the rear, range of wall, drawer and base units with work surface over, stainless steel sink unit with mixer tap, spaces for cooker, fridge/freezer and dishwasher, and plumbing for washing machine, part tiled walls, wall mounted gas boiler.

### First Floor Landing

Access to loft space, airing cupboard housing hot water tank, doors into

### Bedroom One

12'10" x 9'5"

Double glazed window, two built in wardrobes/storage cupboards, radiator.

### Bedroom Two

12'10" x 8'5"

Double glazed window, built in wardrobe/storage cupboard, radiator.

### Bedroom Three

10'3" x 9'4"- 6'5"

Double glazed window, built in wardrobe/storage cupboard, radiator.

### Bedroom Four

10'3" x 6'3"

Double glazed window, built in wardrobe/storage cupboard, radiator.

### Bathroom

7'5" x 5'7"

Double glazed window, panelled bath with shower over, wash hand basin, concealed cistern WC, storage cupboard, radiator.

### Outside

The front is laid to lawn with mature hedge, plant and shrub borders, with driveway providing off street parking for several vehicles leading to a single garage which has been part converted to an office space.

The enclosed southerly facing rear garden is laid mainly to lawn with patio area, 8'x6' garden shed, mature shrubs, plants, hedge and borders. Outside tap and gated access leading to the front.

### Garage

16'5" x 11'8"

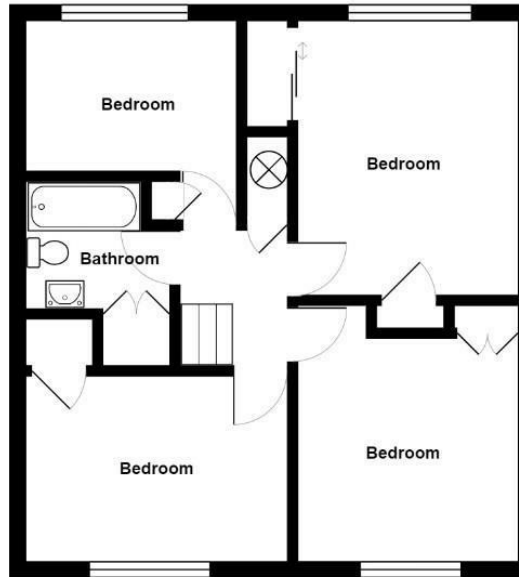
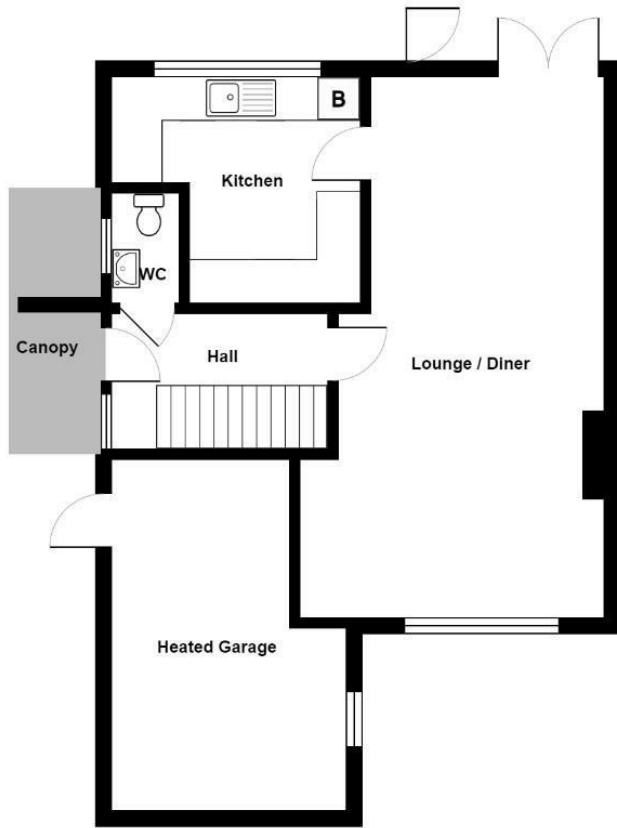
The garage has up and over door to the front, currently not in use as converted by plasterboard creating an office space- (easily put back if required). Double glazed window to side and courtesy double glazed door, light, power and radiator.











## 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

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### 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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