



181 Robin Way, Chipping Sodbury, Bristol

- No Upward Chain
- Lounge with Separate Dining Room
 - Kitchen
- Shower Room & Cloakroom
- Garage & Parking
- Detached House
- Conservatory
- 3 Bedrooms
- Gardens to Front, Side and Rear
- Potential to Extend (subject to planning)

£365,000



Offered for sale with no upward chain this 3 bedroom detached house on the Birds estate offers well appointed accommodation that briefly comprises, entrance hallway, cloakroom, lounge with separate dining room, kitchen and conservatory to the ground floor. Upstairs can be found three double bedrooms with white shower room. Further benefits include gas central heating, double glazing, gardens to front, side and rear with detached single garage and parking. The property offers potential to extend subject to necessary planning permission. Viewing strongly advised.



Entrance Hallway

Double glazed door, stairs to 1st floor with cupboard under, radiator, doors into

Cloakroom

Double glazed window, white suite comprising wash hand basin, WC, radiator.

Lounge

14'8" x 11'6"

Double glazed window to the front, Tv point, radiator, glazed double doors opening into

Dining Room

10'1" x 8'8"

Double glazed patio doors to the rear, double glazed window to the side, radiator, door into

Kitchen

9'2" x 9'

Double glazed door and double glazed window to the rear, range of wall, drawer and base units with worksurface over, part tiled walls, stainless steel sink unit with mixer tap, wall mounted gas boiler, electric oven and hob, plumbing for washing machine, space for fridge/freezer, radiator.

Conservatory

9'7" x 8'3"

Double glazed construction on dwarf wall, with polycarbonate roof, tiled flooring, double glazed door opening to the garden.

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

14'9" x 9'11"

Double glazed window to the front, radiator.

Bedroom Two

9'11" x 9'11"

Double glazed window to the rear, radiator.

Bedroom Three

9'11" - 7'1" x 7'9" max

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

Shower Room

7'8" x 6'7" max

Double glazed window to the rear, white suite comprising tiled double shower cubicle, pedestal wash hand basin, WC, radiator.

Outside

The front is laid to lawn with shrub borders, pathway leading to the front door and gated access to the side.

The enclosed rear garden is laid to lawn with patio area, garden shed with stone pathway leading to further lawned side garden with further storage area.

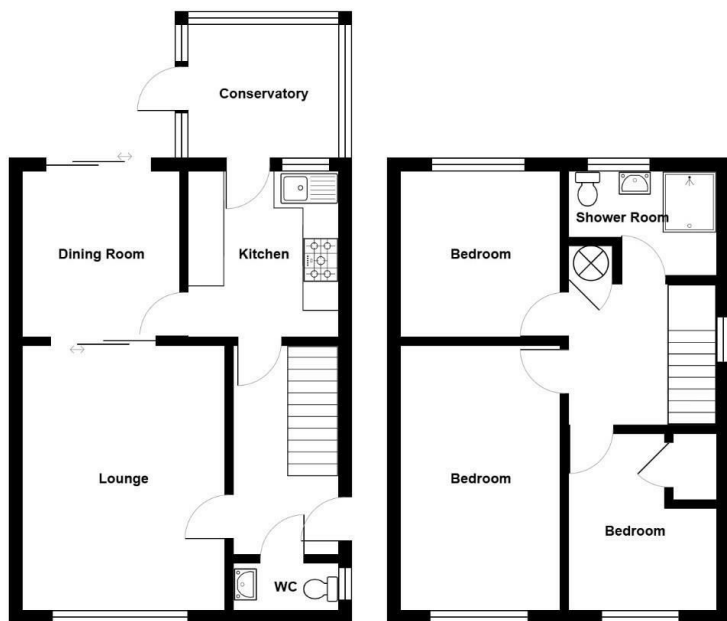
Garage

There is a detached single garage with electric up and over door, light and power and courtesy door into the rear garden.

Hardstanding parking area to the front.

AML (Anti money laundering)

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"



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		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	44	
(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.

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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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