



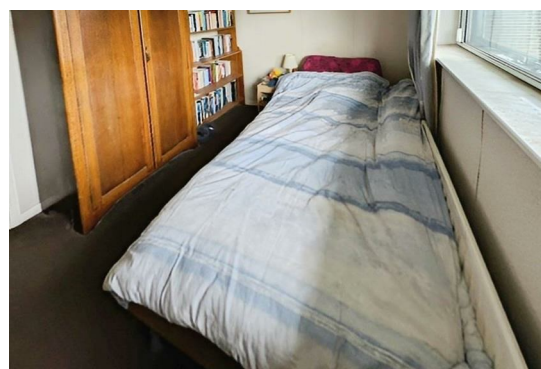
163 Kingfisher Road, Chipping Sodbury, Bristol

- Extended Detached House
- Spacious Living Accommodation
 - 5 Bedrooms
 - Kitchen & Utility
- Gardens to Rear, Side and Front

- In Need of Modernising
 - 3 Receptions
 - Bathroom
 - Cloakroom
- Garage & Parking

£450,000

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In need of some modernising this extended five bedroom house offers versatile living accommodation that briefly comprises hallway 3 receptions, kitchen, utility and cloakroom to the ground floor. Upstairs can be found 5 bedrooms and family bathroom. The property boasts a front and good sized enclosed rear and side garden with the added bonus of a detached single garage and additional double parking space. The property boasts views of Lilliput park and is close to local schools and amenities.

Wooden door into

Reception Room

13'8" x 12'1"

Double glazed window to the front, radiator, access to loft space, multi paned French doors with matching side panel into

Inner Hallway

Stairs to 1st floor, radiator, doors into

Cloakroom

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

Kitchen

14'6" x 9'9"

Double glazed window to the rear, range of wall, drawer and base units part tiled walls, 2.5 bowl stainless steel sink unit, spaces for gas cooker, under counter fridge and freezer, pantry cupboard, radiator, wall mounted gas boiler, door into

Side porch

6'5" x 4'

Double glazed construction with double glazed door to garden. Outside tap.

Lounge/Diner

22'9" x 11'11"

Double glazed window to the front and rear, three radiators, Tv point.

Study/Reception Three

10'6" x 10'3"

Glazed window to the front, radiator.

Utility

10'3" x 7'

Glazed window and door to the rear, base and larder cupboard, stainless steel sink unit with tiled splash back, plumbing for washing machine, space for under counter units, radiator.

First Floor Landing

Glazed window to the front, access to part boarded loft space with ladder, additional access to a further loft space, airing cupboard housing hot water tank, door with separate shower cubicle and further doors into

Bathroom

9'8" x 6'7"

Double glazed window to the rear, coloured suite comprising, panelled bath, WC, pedestal wash hand basin, part tiled walls, radiator.

Bedroom One

12'8" x 12'

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

Bedroom Two

10'3" x 9'3"

Glazed window to the rear, radiator, built in cupboard with storage cupboards above.

Bedroom Three

10'3" - 7'6" x 9'2"

Glazed window to the front, radiator.

Bedroom Four

9'11" x 7'11"

Glazed window with secondary glazing, radiator, built in cupboard.

Bedroom Five

9'8" x 7'11"

Double glazed window to the rear, radiator.

Outside

The front is laid to lawn with mature fruit tree and large shrub with gated access to the side garden.

The walled rear and side gardens are laid mainly to lawn with mature trees, fruit trees, and patio area, outside tap, gated access to the rear and courtesy door into the garage.

Garage

There is a detached single garage with up and over door, light and power with courtesy door into the rear garden, outside tap. There is also a side by side double parking driveway for two vehicles.

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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	68	
(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.

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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.



80-82 Station Road, Yate, Bristol, BS37 4PH
Tel: 01454 313575 Email: yate@hunters.com <https://www.hunters.com>