



## 55 Woodend Road, Coalpit Heath, BS36 2LH

- Semi Detached
- 3 Bedrooms
- Shower Room
- Gas Central Heating
- Gardens
- Village Location
- 2 Receptions
  - Kitchen
- Garage & Parking
- No Chain

**£350,000**

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In need of some cosmetic updating this 1950's semi detached property offers entrance hall, lounge with separate dining room, and kitchen to the ground floor. Upstairs can be found 3 bedrooms and modern white shower room. The property benefits double glazing, gas central heating, enclosed gardens to both the front and rear with driveway providing off street parking for 2 vehicles leading to an attached single garage with electric roller door. Situated in the popular village of Coalpit Heath and being offered for sale with no upward chain this property is sure to create much interest, Early internal viewing is strongly advised.



Double glazed door with matching double glazed side panel into

### Entrance Hallway

Staircase to 1st floor, radiator, doors into kitchen and door into

### Lounge

13'1" x 12'5"

Double glazed window to the front, Tv point, gas feature fireplace in ornate surround, multi paned door into

### Dining Room

10'4" x 10'4"

Double glazed window to the rear, radiator. (Former door to the kitchen and service hatch - no longer in use.)

### Kitchen

10'4" x 10'4"

Double glazed window to the rear, range of wall, drawer, display and base cabinets with work surface over, stainless steel sink with mixer tap, part tiled walls, electric oven and hob with extractor fan over, fridge/freezer and washing machine, wood effect flooring, double glazed door to the side.

### First Floor Landing

Access to loft space, doors into

### Bedroom One

12'4" x 10'1"

Double glazed window to the rear, airing cupboard housing gas combi boiler, built in wardrobe, radiator.

### Bedroom Two

11'4" x 9'11" max

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

### Bedroom Three

8' x 8'5" max

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

### Shower Room

6'10" x 5'11"

Double glazed window to the rear, white suite comprising double shower, low level WC, pedestal wash hand basin, part tiled walls, wood effect flooring, heated towel rail.

### Outside

The enclosed walled front garden is laid to lawn with small tree, shrub and plant borders with gated access and stone driveway providing off street parking for up to two vehicles leading to an attached garage.

The south facing rear garden is laid mainly to lawn with mature shrub and plant borders, covered patio area with courtesy door into the garage.

### Garage

16' x 8'


The single garage has light and power with courtesy door to the rear and electric roller door to the front.

### Agents Note

"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) <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>		
Not energy efficient - higher running costs		
<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.



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