



25 Wickham Close, Chipping Sodbury, Bristol

- No Upward Chain
- 4 Double Bedrooms
 - Conservatory
 - Bathroom
- Gardens to Front & Rear
- Detached House
- Lounge & Dining Area
 - Kitchen
 - Cloakroom
- Double Garage & Extensive Parking

Asking Price £500,000

HUNTERS®
HERE TO GET *you* THERE

Porch

Double glazed construction with sliding patio door, tiled flooring, further double glazed door with full length double glazed window to the side into

Entrance Hallway

Stairs to 1st floor, radiator, wooden flooring, storage cupboard, multi paned door into dining area and door into

Cloakroom

Double glazed window to the side, WC, pedestal wash hand basin, part tiled walls, tiled flooring, radiator.

Dining Area

12' x 8'6"
Double glazed window to the side, wood flooring, radiator, door into kitchen and step up into

Lounge

18' x 13'
TV point, feature fire place, two radiators, double glazed French doors into

Conservatory

12'4" x 8'10"
Double glazed construction on a dwarf wall with polycarbonate roof and patio door to the side.

Kitchen

11'10" x 10'10"
Double glazed window to the rear, double glazed door to the side, range of wall, drawer and base units with work surface over, 1.5 sink unit, part tiled walls, integrated electric oven with gas hob and extractor fan over, undercounter fridge and freezer, slimline dishwasher, built in pantry cupboard, cupboard housing Vaillant gas boiler, radiator.

First Floor Landing

Access to part boarded loft space with ladder and light, doors into

Bedroom One

12'5" x 11'10"
Double glazed windows to both the rear and sides, built in wardrobe, radiator.

Bedroom Two

13'3" x 9'1"
Double glazed window to the front, fitted wardrobes, recess shelving, radiator.

Bedroom Three

13'3" x 8'11"
Double glazed window to the rear, radiator.

Bedroom Four

11'3" x 8'8"
Double glazed window to the front, radiator.

Bathroom

Double glazed window to the side, panelled bath, separate tiled shower cubicle, pedestal wash hand basin, WC, radiator, part tiled walls, airing cupboard with shelving and hot water tank.

Outside

The front garden is laid to lawn with well stock flower, shrub and small tree borders.
The enclosed rear garden is laid to lawn with two patio areas, mature shrub and plant borders, summer house, outside tap, gated access leading to the front.

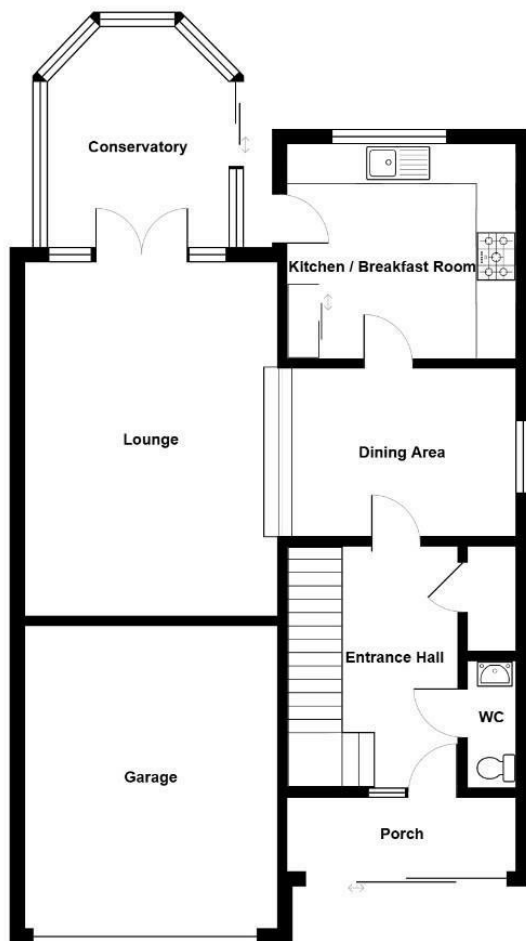
Double Garage & Parking

16'3" x 15'4"
There is double garage with electric roller door, light and power. There is block paved driveway to the front of the garage, providing off street parking for multiple vehicles.

"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		78
(69-80) C		
(55-68) D	58	
(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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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>