



9 The Parade, Chipping Sodbury, Bristol

- Chipping Sodbury High St Location
 - Courtyard Garden
- 2 Large Receptions Multi Fuel burners
 - 2 Bathrooms
 - Cloakroom
- Character Cottage
- Very Well Presented
- 3 Double Bedrooms
- Newly Fitted Kitchen

£375,000

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HERE TO GET *you* THERE

PRICED TO SELL!! This charming character cottage, dating back to the 1700s, offers a delightful blend of historical charm and modern convenience. Just a stone's throw from the bustling high street, this well-presented home is perfect for those seeking a vibrant community atmosphere.

Upon entering, you are greeted by a warm and inviting lounge with separate dining room, both featuring multi-fuel burners that create a cosy ambiance, ideal for relaxing evenings. The recently fitted kitchen is both stylish and functional, complemented by a convenient cloakroom on the ground floor.

The first floor boasts three double bedrooms, with the master bedroom showcasing a stunning vaulted ceiling and its own log burner, providing a unique and tranquil retreat. Additionally, the property includes two well-appointed bathrooms, ensuring ample facilities for family and guests alike.

Outside, the smaller yet stylish courtyard garden, complete with a stable door, offers a charming outdoor space for enjoying the fresh air or entertaining friends. The property benefits from double glazing and gas central heating, ensuring comfort throughout the seasons.

This delightful cottage is a rare find in a sought-after location, making it an ideal choice for families or those looking to downsize while still enjoying the character and charm of a historic home. Don't miss the opportunity to make this enchanting property your own.



Wooden door with double glazed windows into

Lounge

16'9" x 15'2" max

Double glazed window to the front with window seat, Morso multi fuel burning stove with oak mantle, Tv point, radiator with cover over, dado rail, stairs to 1st floor with cupboard under, beamed ceiling, oak flooring, wood door with steps leading down into

Dining Room

14'10" x 14'

Double glazed window to the front and double glazed window to the side with window seat, Morso multi fuel burner in ornate surround, picture rail, wood flooring, exposed stone feature walls with alcove shelving, radiator with cover over, wooden door with further step down into

Kitchen

11'5" x 7'8"

Double glazed window to the front and side, range of wall, drawer and base units with quartz work surface over, 1.5 sink unit with mixer tap over, part tiled walls, built in electric oven with hob and extractor fan over, microwave, fridge/freezer and slimline dishwasher, plumbing for washing machine, cupboard housing gas boiler, archway with radiator, wood effect flooring, wooden door to the courtyard and wooden door into

Cloakroom

White suite comprising WC, wash hand basin, with wall and base cupboard with extractor fan, wood effect flooring.

First Floor Landing

Two bedrooms and two bathrooms with steps down to the third bedroom

Bedroom One

15'5" max x 9'7"

Double glazed window to the front with window seat, exposed stone wall with small wood burner, vaulted beamed ceilings, feature glazed window, radiator.

Bathroom

9'1" x 6'11"

Double glazed velux window, white suite comprising, panelled bath with shower extension to mixer tap, separate shower cubicle with rain shower

over, pedestal wash hand basin, WC, heated towel rail feature beam and feature glazed window.

Bedroom Two

11'9" x 9'6"

Double glazed window to the front with window seat, storage cupboard with shelving, radiator.

Bedroom Three

14'10" x 8'1"

Two double glazed windows to the rear, two radiators, wood effect flooring, exposed stone feature wall, access to loft space.

Bathroom Two

11'2" max x 4'8" widening to 6'9"

Double glazed window to the side, white suite comprising panelled bath with shower extension to mixer tap, pedestal wash hand basin, WC, part tiled walls, wood effect flooring, radiator.

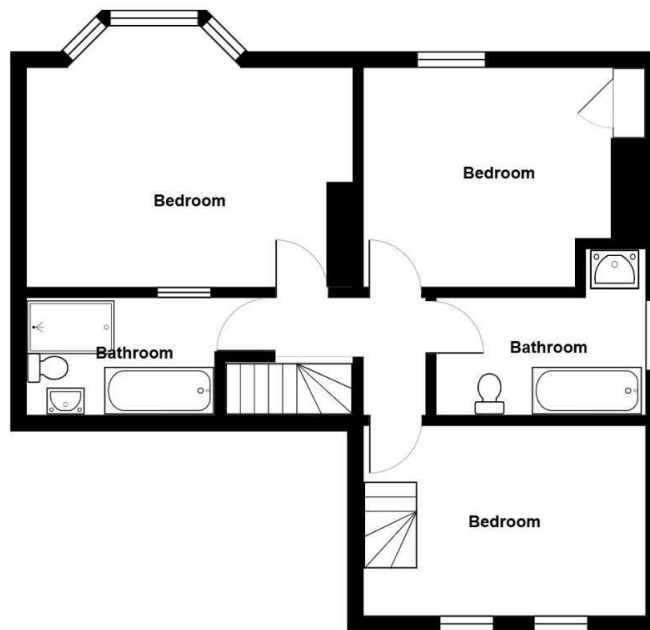
Outside

There is a raised stone built well stocked shrub and flower bed border with steps leading to the front door.

The enclosed courtyard garden to the rear laid to patio with stable door opening to the side, outside tap and wood store.

Agents Note

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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		85
(69-80) C		
(55-68) D	63	
(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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