

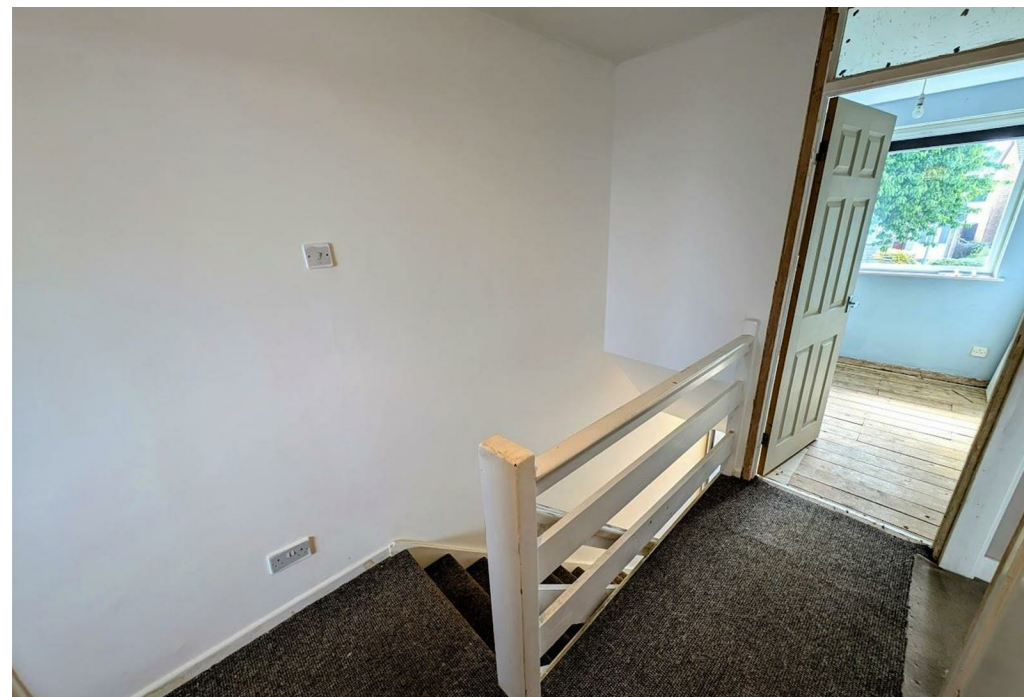


Cherington,
Bristol,

£290,000

 3  1  2  C

Welcome to this three bedroom semi detached property situated off Shire Way. Step into the modern fitted kitchen/diner, a delightful space where you can whip up delicious meals while enjoying the company of family and friends. The double glazed conservatory is a lovely addition, providing a bright and airy spot to enjoy your morning coffee or curl up with a good book. Outside, you'll find a good-sized garden in need of landscaping and ideal for those with green fingers or for children to play in and garage with double hardstanding. No Chain!



ENTRANCE PORCH

Double glazed door to front, double glazed screen, laminate flooring, radiator.

LOUNGE 18'0" x 11'9"

Double glazed window to front, electric fire, LVT flooring, stairs to first floor, vertical radiator.

KITCHEN/DINER 17'10" x 11'1"

Double glazed window to rear, range of modern wall and base units, stainless steel single drainer one and a half bowl sink unit, work surfaces, breakfast bar/island, space for oven, space for fridge freezer, space for washing machine and space for dishwasher, LVT Herringbone flooring.

CONSERVATORY 10'5" x 9'6"

Double glazed with dwarf wall, laminate flooring, double glazed door to rear garden.

LANDING

Access to loft space, cupboard housing Valliant gas boiler.

BEDROOM ONE 13'1" x 10'4"

Double glazed window to front, radiator.

BEDROOM TWO 10'7" x 9'5"

Double glaze window to rear, laminate flooring, radiator.

BEDROOM THREE 8'4" x 7'5"

Double glazed window to front, radiator.

BATHROOM

Double glazed frosted window to rear, bath with shower over, pedestal wash hand basin, W/C, tiled, heated towel rail,

FRONT GARDEN

Laid to lawn.

REAR GARDEN

Good sized rear garden of gravel stones, decking, patio area, garden shed.

GARAGE

Single garage with up and over door and carport with double hardstanding.

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”

Tenure: Freehold
Council Tax Band: B



- Semi Detached House
- Entrance Porch
- Lounge
- Modern Kitchen/Diner
- Double Glazed Conservatory
- Family Bathroom
- Gas Central Heating, Double Glazing
- Good Sized Rear Garden
- Garage and Double Hardstanding
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	84
(81-91) B		
(69-80) C		
(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 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.