



Offers in Excess Of £250,000

Cotswold Road

Chipping Sodbury, BS37 6DR

PROPERTY SUMMARY

The ground floor comprises of a large entrance hall with understairs storage, a spacious lounge with windows overlooking the front aspect. The kitchen / diner / family room is a fantastic space and has huge potential to be opened up further to create the heart of the home. There are sliding doors in the dining room which lead to the rear garden and a side door via the utility room.

Upstairs you will find three generously sized bedrooms, a family bathroom and access to a loft space.

Externally the property benefits from a front garden which is laid to lawn with a path leading to the front door. The rear garden is low maintenance with a patio off the dining room and a lawn. There is a hard standing and parking in front of the single garage. A useful workshop is adjacent to the garage and provides great storage with potential of being used as a separate study.

3



1



2

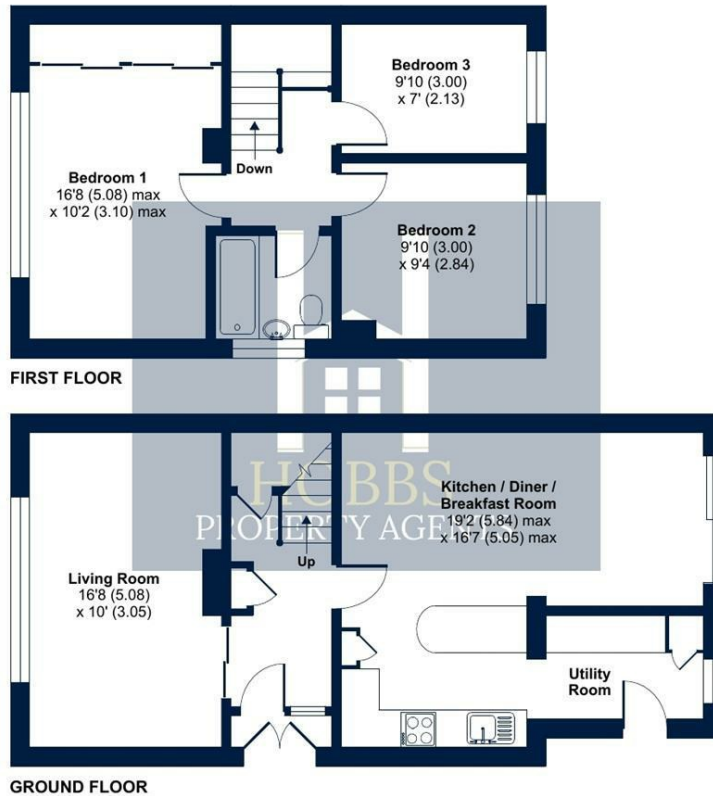




Cotswold Road, Chipping Sodbury, Bristol, BS37

Approximate Area = 1018 sq ft / 94.5 sq m

For identification only - Not to scale

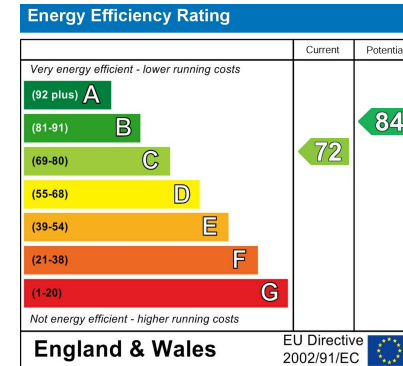


LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2024. Produced for Hobbs Property Agents Limited. REF: 1102471



OFFICE DETAILS

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