

£385,000

Weavers Way

Chipping Sodbury, BS37 6FH

PROPERTY SUMMARY

This stunning three bedroom terraced home offers stylish and spacious living throughout. Upon entering, you're welcomed by an inviting entrance hallway with stairs rising to the first floor. The generous living room flows seamlessly into the modern kitchen and dining area, complete with integrated appliances and a useful utility space. A downstairs cloakroom adds convenience, while French doors open out to the rear garden, perfect for entertaining. Upstairs, the property features a principal bedroom with an en-suite shower room, a second double bedroom, a well-sized single bedroom, and a contemporary family bathroom, with additional access to loft space.

Outside, the generous rear garden boasts a patio area, artificial grass, and a decking area, creating a low maintenance outdoor retreat. Rear access leads to a car port and garage providing parking for two cars, with additional visitors' parking available.

Please note there is an annual service charge payable to First Port Management Company. The annual service charge for 2024/25 was £304.24.

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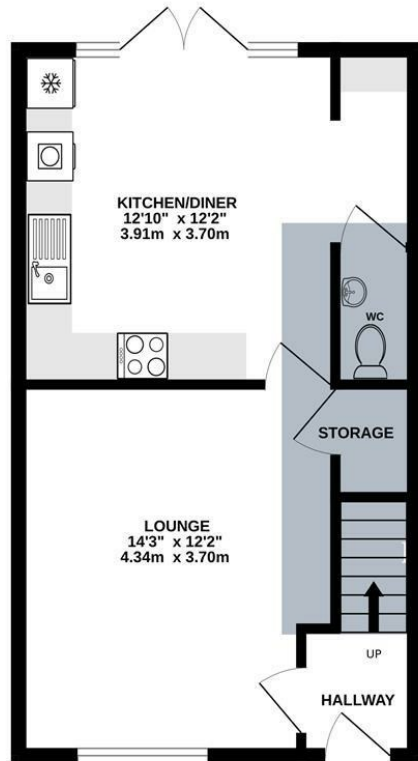




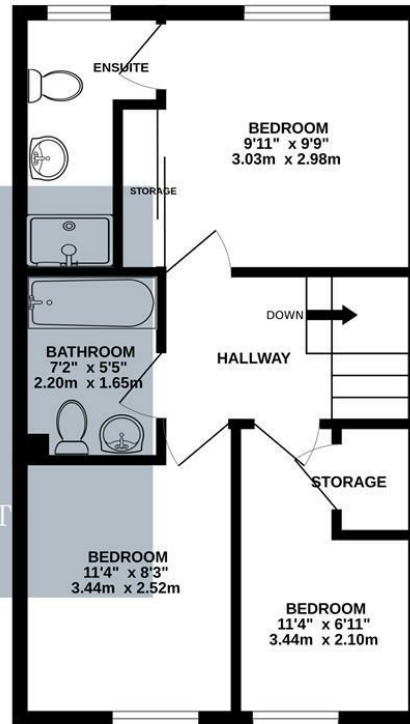




GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.3 sq.m.) approx.

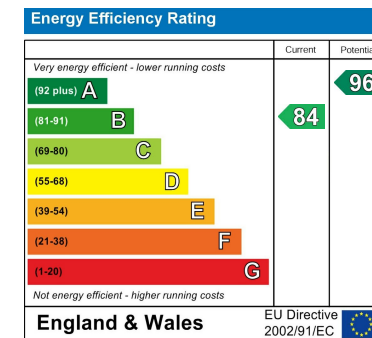
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
C

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



OFFICE DETAILS

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