

for sale

£475,000 Freehold



Trinity Meadows Chipping Sodbury Bristol BS37 6FW

LOCATION, LOCATION!!!

* IMMACULATELY PRESENTED
MODERN THREE BEDROOM DETACHED
HOME * LOUNGE * KITCHEN/DINING
ROOM * DOWNSTAIRS GUEST
CLOAKROOM * EN-SUITE TO PRINCIPAL
BEDROOM * GARDEN * ALLOCATED
PARKING *

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Property Details

Ground Floor

Entrance Hall

Double glazed feature panelled door to front elevation, stairs rising to first floor, storage cupboard housing consumer unit and fuse-box, double timber and glazed panel doors to lounge and doors to cloakroom and kitchen/dining area.

Cloakroom

Low level WC, wall mounted wash hand basin, wood effect flooring, smooth ceiling and extractor fan.

Lounge

18' 7" x 11' (5.66m x 3.35m)

Double glazed window to front and side elevations and double glazed french doors giving access to rear garden. Partially panelled feature wall, TV point, wood effect flooring, smooth ceiling and two radiators.

Kitchen / Dining Area

18' 6" x 9' 1" (5.64m x 2.77m)

Double glazed window to front elevation with double glazed french doors giving access to rear garden. Modern fitted kitchen comprising wall and base units with work surfaces over incorporating a stainless steel one and half bowl sink/drainage, tiled splashbacks, electric oven with gas hob and extractor hood over, integrated washer/dryer, integrated dishwasher and integrated fridge/freezer, TV and media points, wood effect flooring, smooth ceiling and radiator.

First Floor

Landing

Double glazed window to front elevation, stairs rising from ground floor, access to loft space, storage cupboard, smooth ceiling, radiator and doors leading to all bedrooms and bathroom.

Bedroom One

11' 3" plus built-in wardrobes x 9' 2" (3.43m plus built-in wardrobes x 2.79m)

Double glazed window to rear elevation, built-in wardrobes, TV point, smooth ceiling, radiator and door to en-suite.

En-Suite

Double glazed window with obscured glazed panel to front elevation, double shower cubicle, partially tiled walls, low level WC, wall mounted wash hand basin with mixer tap over and tiled splashback, wood effect flooring, smooth ceiling, extractor fan, shaver point and chrome heated towel rail.

Bedroom Two

11' 1" x 8' 6" (3.38m x 2.59m)

Double glazed window to rear elevation, feature panelled wall, smooth ceiling and radiator.

Bedroom Three

9' 8" x 8' 11" inc built-in wardrobe + door (2.95m x 2.72m inc built-in wardrobe + door)

Double glazed window to front elevation, built-in wardrobes, smooth ceiling and radiator.

Bathroom

Double glazed window with obscured glass panel to front elevation. Bathroom suite comprising panelled bath with shower over and glass shower screen, low level WC, wall mounted wash hand basin, partially tiled walls, smooth ceiling, shaver point and chrome heated towel rail.

Outside Space

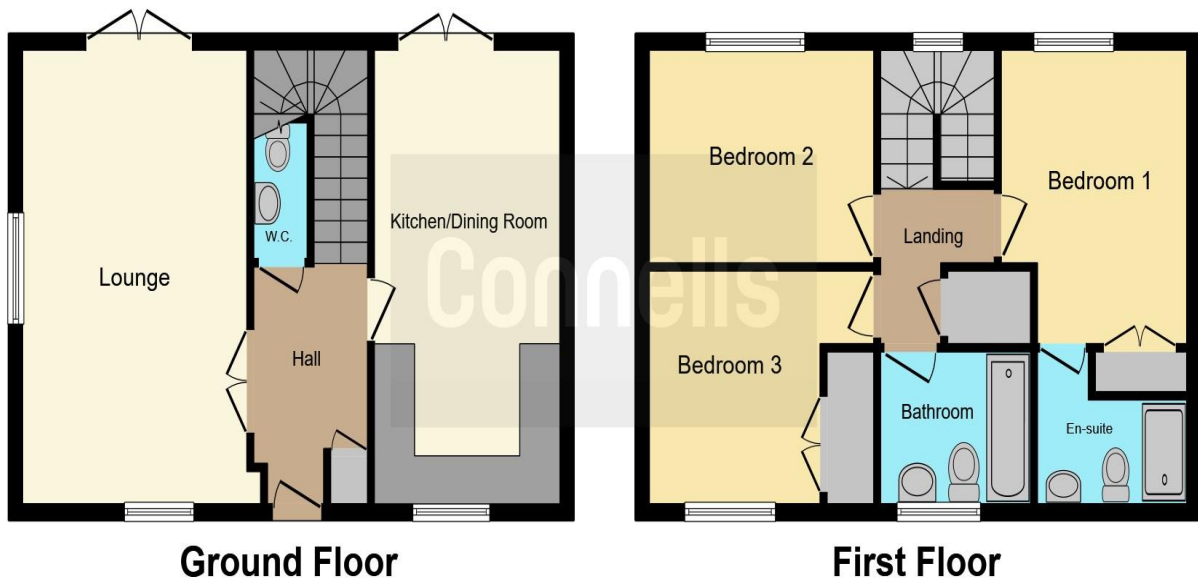
Rear Garden

Enclosed by boundary fencing and walls, mainly laid to lawn with patio area, outside tap, car charger electric point and gated side access.

Parking

Two allocated tandem parking spaces.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Tenure: Freehold

EPC Rating: B

Property Ref: YAT307485 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.