

for sale

£325,000 Freehold



Gaunts Road Chipping Sodbury Bristol BS37 6DU

\* CHIPPING SODBURY LOCATION \*  
THREE BEDROOM FAMILY HOME \*  
LOUNGE KITCHEN/DINING ROOM \*  
DOWNSTAIRS GUEST CLOAKROOM \*  
GENEROUS GARDENS \* OFF STREET  
PARKING \*



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# Property Details

## Ground Floor

### Entrance Hall

Double glazed door to front elevation, stairs rising to first floor, coat and storage cupboard, radiator.

### Cloakroom

Low level WC, wash hand basin within vanity unit, laminate flooring and chrome ladder style radiator.

### Lounge

16' x 10' 11" max ( 4.88m x 3.33m max )

Double glazed dual aspect windows to front and rear elevations, gas log effect remote built-in fire and two radiators.

### Kitchen / Dining Area

15' 11" x 8' 3" ( 4.85m x 2.51m )

Two double glazed windows to front elevation and double glazed window to rear elevation and double glazed door giving access to hallway. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink/drainage, tiled splashbacks, electric and gas cooker points, space for cooker, washing machine, dishwasher, and fridge/freezer, resin effect flooring, further door to understairs cupboard and further door giving access to rear garden.

## First Floor

### Landing

Stairs rising from ground floor, access to loft area complete with ladder, large skylight and doors leading to all bedrooms and bathroom.

### Bedroom One 16' 1" x 11' max ( 4.90m x 3.35m max )

Two double glazed windows to front and rear elevations, smooth ceiling and two radiators.

### Bedroom Two 12' 10" x 8' 1" max ( 3.91m x 2.46m max )

Double glazed window to rear elevation, cupboard housing combination boiler, radiator.

### Bedroom Three

Double glazed window to front elevation, radiator.

### Shower Room

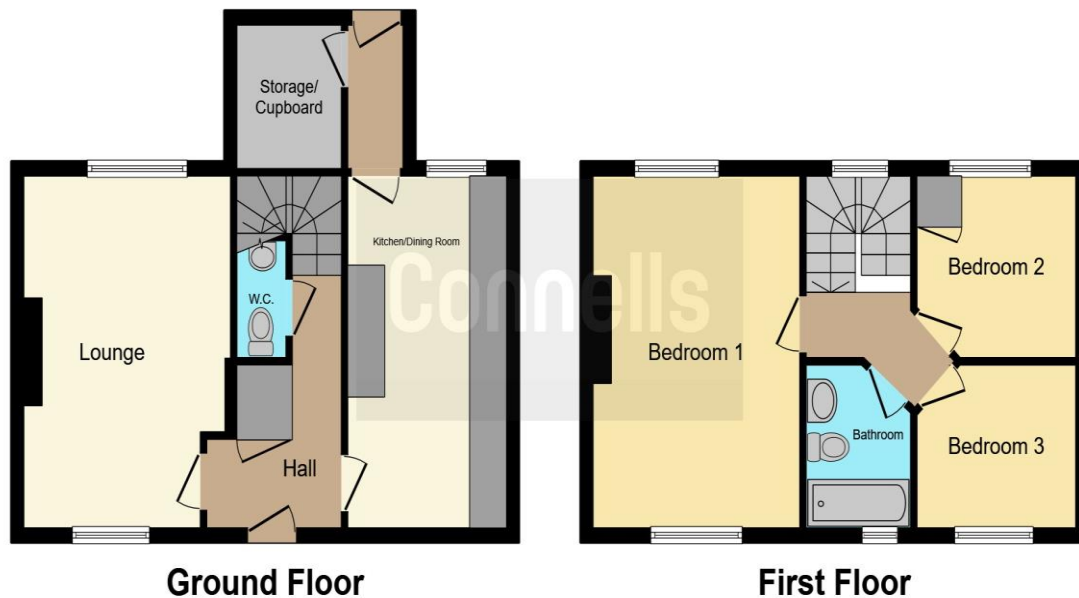
Suite comprising double shower cubicle with rainfall shower and handheld attachment, low level WC and wash hand basin within vanity unit, heated backlit mirror and chrome ladder style radiator.

## Outside Space

### Rear Garden

Enclosed by wooden fence panels, mainly laid to lawn with a range of mature trees and shrubs, patio area, outside tap and lighting.





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**Tenure:** Freehold

**EPC Rating:** D

Property Ref: YAT307579 - 0002

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