



**Connells**

Elm Close  
Chipping Sodbury Bristol



### Property Description

Rarely available this 3 bedroom home is in a prime location! Situated within 0.4 miles of Chipping Sodbury High Street that offers a range of boutique shops, cafes and restaurants is this three bedroom detached home situated in a corner plot, overlooking green space. Offered for sale with no onwards chain, this property briefly comprises entrance hallway, lounge with doors leading out to the garden, kitchen and three bedrooms and family bathroom all one level. Further benefits include a generous plot, with garage and ample of parking. This property has so much potential to offer in a great location, call now to secure a viewing.

### Entrance Hall

Double glazed door to the front, doors leading to all rooms and storage cupboard housing the boiler.

### Lounge

20' 10" x 11' 3" MAX ( 6.35m x 3.43m MAX )

Double glazed window to front aspect overlooking a green in the centre of the cul-de-sac. Double glazed doors at the rear aspect that lead out to the garden. Electric feature fireplace, radiator and door leading to hallway and kitchen.

### Kitchen

10' 2" x 7' 3" max ( 3.10m x 2.21m max )  
A combination of wall and base units, with work tops over and a one and a half bowl sink/drain, with tiled splashbacks. Integrated oven and hob, space for fridge/freezer and plumbing for washing machine. Double glazed window to rear aspect, and double glazed door leading out to garden and vinyl flooring.

### Bedroom One

10' 3" x 13' 8" in to wardrobes ( 3.12m x 4.17m in to wardrobes )

Double glazed window to rear and side aspect, built in wardrobes and radiator.

### Bedroom Two

10' 5" x 10' 2" ( 3.17m x 3.10m )

Double glazed window to front aspect and radiator.

### Bedroom Three

7' 1" x 10' 10" ( 2.16m x 3.30m )

double glazed window to front aspect and radiator.

## Family Bathroom

Double glazed window to rear aspect, bath with shower head over, low level wc and vanity wash hand basin. Tiled walls, vinyl flooring and radiator.

## External

## Parking

Off street parking for multiple cars to the front of the house.

## Garage

An overside garage with up & over door.

## Garden

Fully enclosed garden, with gated side entrance. The garden has different levelled areas with steps leading up/down. the side garden is mainly laid to lawn, Complete with mature shrubs.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: B**

Tenure: Freehold

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