



**Cotswold Road, Chipping Sodbury Bristol BS37 6EN**

**welcome to**

## **Cotswold Road, Chipping Sodbury Bristol**

\*\*\* 0.26 ACRE PLOT \*\*\* GARAGE & LARGE DRIVEWAY \*\*\* A two bedroom bungalow presented in fantastic condition throughout. Accommodation comprises: Two bedrooms, kitchen / breakfast room, lounge / diner, loft room, one bed annex, situated on a larger than average plot

### **Entrance Hall**

Double glazed front door & window to front, wood effect laminate floor, radiator, doors to study, lounge / diner, kitchen / breakfast room, bathroom and both bedrooms.

### **Lounge Diner**

27' 2" x 18' 8" ( 8.28m x 5.69m )

Two double glazed windows to front, Bi-folding doors leading to decked courtyard. radiators, wood effect laminate floor, feature wood burning stove, door through to annex lounge.

### **Kitchen/Diner**

22' 8" x 12' 5" ( 6.91m x 3.78m )

Double glazed window and door to side, a modern kitchen comprising wall and base units with work surfaces over and matching upstands, peninsula breakfast bar with electric hob inset and floating cookerhood from ceiling, eye level electric oven, stainless steel sink and drainer, space for dish washer and integrated fridge freezer, spotlights inset to ceiling.

### **Bathroom**

Double glazed window to side, bath with mixer taps and shower over, vanity hand wash basin, WC, chrome effect towel radiator, tiled walls and spotlights inset to ceiling.

### **Bedroom One**

14' 11" x 11' 11" ( 4.55m x 3.63m )

Double glazed french doors to rear, radiator, wood effect laminate floor, door leading to En-suite;

### **Ensuite**

Double glazed window to side, electric shower in a double cubicle, vanity wash hand basin & WC, chrome effect towel radiator.

### **Bedroom Two**

15' x 9' 11" ( 4.57m x 3.02m )

Double glazed window to the rear , radiator and wood effect laminate floor

### **Annex Lounge**

20' x 11' 9" ( 6.10m x 3.58m )

Double glazed door and window to front, wood effect laminate floor and ceiling radiator panel, open to

### **Loft Room**

#### **Annex Bedroom**

11' 3" x 9' 2" ( 3.43m x 2.79m )

opening through annex lounge, double glazed velux style window, ceiling radiator panel.

### **Annex Kitchenette**

Double glazed window to rear and double glazed door to courtyard, wall and base units, worktops, stainless steel sink and drainer, electric hob, space for washing machine and under counter fridge, pocket door through to shower room.

### **Annex Shower Room**

Double glazed window to rear, hand wash basin, shower cubicle, WC

### **Rear Garden**

Laid to decking and open to the fully enclosed rear garden, decking which extends to provide a path round the rear of the bungalow. Gated side access, outside tap, outside power points and lights.

### **Garage**

Electric roller door to driveway,

### **Agent Note**



Installed Solar Panels to the front of property, Which are owned outright.



***view this property online*** [allenandharris.co.uk/Property/CPS104853](https://www.allenandharris.co.uk/Property/CPS104853)



welcome to

## Cotswold Road, Chipping Sodbury Bristol

- BUNGALOW WITH ANNEX
- TWO BEDROOMS & LOFT ROOM
- FAMILY BATHROOM & ENSUITE
- GENEROUS GARDEN
- LARGE DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: B

**£700,000**



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.

**view this property online** [allenandharris.co.uk/Property/CPS104853](https://allenandharris.co.uk/Property/CPS104853)



Property Ref:  
CPS104853 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
allen & harris



**01454 318387**



[ChippingSodbury@allenandharris.co.uk](mailto:ChippingSodbury@allenandharris.co.uk)



7 High Street, Chipping Sodbury, BRISTOL,  
Avon, BS37 6BA



[allenandharris.co.uk](https://allenandharris.co.uk)