



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.



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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

offers in excess of

£650,000



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.

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Property Ref:
CPS104853 - 0008

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