



**Homelea Woodmans Road, Chipping Sodbury BRISTOL BS37
6DJ**

welcome to

Homelea Woodmans Road, Chipping Sodbury BRISTOL

NO ONWARD CHAINSOUTHERLY FACING*** A two bedroom detached bungalow located in the sought after town of Chipping Sodbury.

Accommodation comprises; Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen, Conservatory, Two Bedrooms & Bathroom. Further benefits with off street parking & garage.

Entrance Hall

Double glazed window and door to front, store cupboard, radiator

Cloakroom

Double glazed window to front, w/c, vanity wash hand basin, part tiled walls, radiator, vinyl flooring

Rear Lobby

Airing cupboard

Lounge

22' 11" x 12' (6.99m x 3.66m)

Double glazed window to side & rear, coved ceiling, gas feature fireplace with granite hearth & marble surround, two radiators

Dining Room

11' 11" x 11' 6" (3.63m x 3.51m)

Double glazed patio doors to conservatory, coved ceiling, loft access, pull down ladder, insulated, radiator

Kitchen

15' 9" x 8' (4.80m x 2.44m)

Double glazed window to front, both wall and floor units with work surfaces over, 1 1/2 stainless steel sink & drainer, tiled splashback, space for cooker, space for washing machine, breakfast bar, radiator, coved ceiling, tile effect vinyl flooring, single door to rear porch

Conservatory

12' 5" x 10' 8" (3.78m x 3.25m)

Double glazed doors and windows to garden

Bedroom One

15' x 10' 9" (4.57m x 3.28m)

Double glazed window to rear, fitted wardrobes,

radiator, coved ceiling

Bedroom Two

9' x 7' 8" (2.74m x 2.34m)

Double glazed window to side, fitted wardrobes, radiator

Bathroom

Double glazed window to front, w/c, wash hand basin, bath with electric shower & mixer taps over, radiator, tiled walls

Rear Garden

Southerly facing rear garden, fully enclosed, lawn & patio, side access either side, greenhouse, shed

Garage

15' x 10' 9" (4.57m x 3.28m)

Up'n'over door, power, light, loft access, double glazed window to side

Agent Note

'The sale of this Property will be subject to Grant of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.'





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welcome to

Homelea Woodmans Road, Chipping Sodbury BRISTOL

- NO ONWARD CHAIN
- TWO BEDROOM DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- SOUTHERLY FACING ENCLOSED REAR GARDEN
- OFF STREET PARKING FOR UP TO FOUR VEHICLES & GARAGE

Tenure: Freehold EPC Rating: Awaited

£450,000



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

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Property Ref:
CPS104738 - 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 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.


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