



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, 11/2 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 Room

'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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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: C

£425,000



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:
CPS105139 - 0004

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