



**Manor Way, Chipping Sodbury Bristol BS37 6NX**



**welcome to**

## **Manor Way, Chipping Sodbury Bristol**

**\*\*NO ONWARD CHAIN\*\*SOUTHERLY FACING GARDEN\*\*** A two bedroom semi-detached property located just a short distance from Chipping Sodbury High Street. Accommodation comprises; Entrance, lounge, kitchen/diner, conservatory, two bedrooms & Bathroom. Finishing with enclosed rear garden & off street parking.

### **Entrance Hall**

Double glazed door to front, stairs to first floor, fusebox, wood effect laminate flooring

Fully enclosed by boundary fence, patio to grass, shed to side, southerly facing

### **Lounge**

13' 7" x 10' 4" ( 4.14m x 3.15m )

Double glazed window to front, radiator, wood effect laminate flooring

### **Kitchen / Diner**

13' 4" x 8' 3" ( 4.06m x 2.51m )

Single glazed window to front, both wall and floor units with work surfaces over, 1 1/2 bowl stainless steel sink & drainer, space for cooker, cooker hood over, tiled splashback, wood effect laminate flooring

### **Conservatory**

12' x 8' 1" ( 3.66m x 2.46m )

Single glazed door and windows to garden, light & power points, tile effect vinyl flooring

### **Landing**

Loft access, insulated

### **Bedroom One**

12' 4" x 13' 4" into recess ( 3.76m x 4.06m into recess )

Double glazed window to front, built in storage, combi boiler, radiator

### **Bedroom Two**

9' 5" x 6' 9" ( 2.87m x 2.06m )

Double glazed window to rear, radiator

### **Bathroom**

Double glazed window to rear, w/c, wash hand basin, bath with mixertaps & shower over, chrome effect towel radiator, part tiled walls, vinyl flooring

### **Rear Garden**





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## Manor Way, Chipping Sodbury Bristol

- No onward chain
- Two bedrooms
- Kitchen/diner & separate lounge
- Southerly facing garden
- Off street parking

Tenure: Freehold EPC Rating: Awaiting

**£290,000**



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](http://www.focalagent.com)

Awaiting Photograph

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Property Ref:  
CPS104764 - 0003

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