



154 Couzens Close, Chipping Sodbury, Bristol

- Extended Semi Detached House
 - Modern Kitchen/Diner
 - Cloakroom
 - Modern White Bathroom
 - Gardens & Off Street Parking
- Lounge
- Sun Room
- 3 Bedrooms
- Gas Central Heating Double Glazed
- No Upward Chain

£385,000

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HERE TO GET *you* THERE

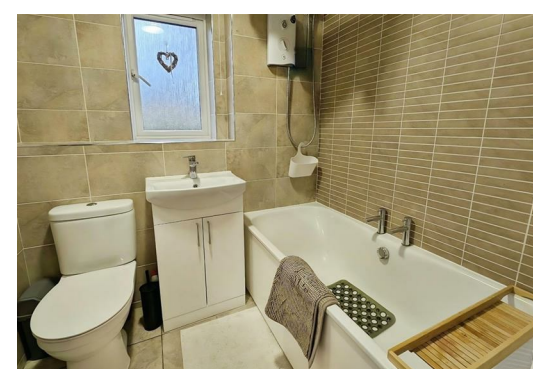
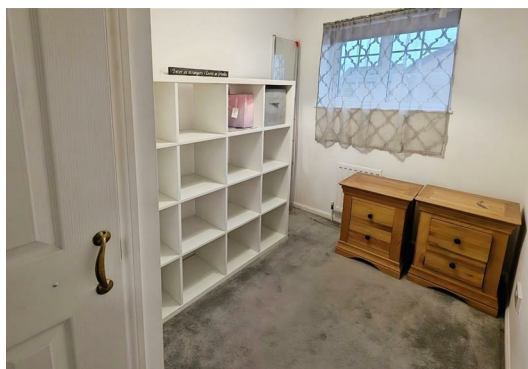
Nestled in the desirable Couzens Close, Chipping Sodbury, this charming semi-detached house offers a perfect blend of comfort and modern living. Spanning an impressive 882 square feet, this well-presented property is an ideal choice for families or those seeking a peaceful retreat close to local amenities.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient cloakroom. The spacious lounge provides a cosy atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the newly fitted kitchen diner, which boasts integrated appliances and ample space for family meals. Adjacent to this, the sunroom invites natural light, creating a bright and airy space to enjoy the garden views.

The first floor comprises three well-proportioned bedrooms, each equipped with wardrobes, ensuring plenty of storage. The modern white family bathroom is stylish and functional, catering to the needs of the household.

This property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Outside, the low-maintenance enclosed rear garden offers a private sanctuary, ideal for outdoor gatherings or quiet moments of reflection. Additionally, the carport parking provides convenience for residents.

With no onward chain, this home is ready for you to move in and make it your own. Its sought-after location, just a stone's throw from the high street, makes it a prime opportunity for those looking to enjoy the vibrant community of Chipping Sodbury. Viewing is highly advised to fully appreciate all that this delightful property has to offer.



Entrance Hallway

Double glazed door, wood effect flooring, double glazed window to the side, stairs to 1st floor, radiator, door into

Cloakroom

Double glazed window to the side, WC, wash hand basin, tiled splash back, radiator, wood effect flooring.

Lounge

13'6" x 12'3"

Double glazed window to the front, under stairs storage cupboard, TV point, radiator, multi paned bi folding door into

Kitchen/Diner

15'6" x 10'9"

Double glazed door and double glazed windows to the rear and side, range of modern wall, drawer and base units with wooden work surface over, 1.5 stainless steel sink unit with part tiled splash backs, integrated double electric oven with 5 ring gas hob and extractor hood over, integral appliances to include fridge/freezer, washing machine, tumble dryer, vinyl flooring, radiator, opening into

Sun Room

8'9" x 7'11"

Double glazed construction on a dwarf wall, with double glazed French doors opening to the rear garden, ceiling spotlights, breakfast bar.

First Floor Landing

Double glazed window to the side, access to part boarded loft space with ladder, doors into

Bedroom One

13'6" x 8'11"

Double glazed window to the front, radiator, fitted wardrobes.

Bedroom Two

11'2" x 8'9"

Double glazed window to the rear, radiator, fitted wardrobes.

Bedroom Three

9'11" - 6'10" x 6'5"

Double glazed window to the front, radiator, built in cupboard.

Bathroom

6'4" x 5'5"

Double glazed window to the rear, white suite comprising panelled bath with electric shower over, vanity wash hand basin, WC, tiled walls and flooring, heated towel rail.

Outside

Front is laid to patio slabs.

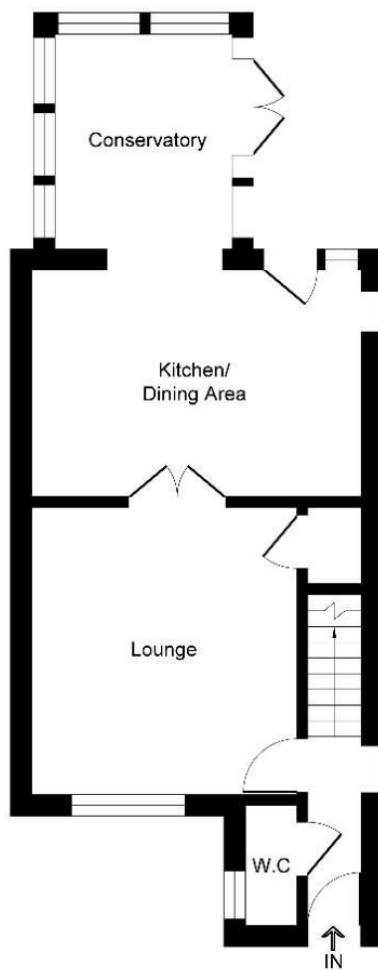
The enclosed low maintenance rear garden is laid patio with garden shed, outside tap, gated access leading to the front.

Carport Parking

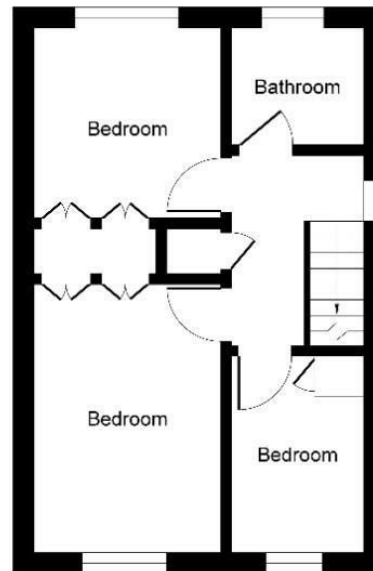
Carport parking to the side of the property.

Agents Note

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Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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80-82 Station Road, Yate, Bristol, BS37 4PH
 Tel: 01454 313575 Email:
yate@hunters.com <https://www.hunters.com>