



Station Close, Chipping Sodbury BS37

£550,000

3 1 3 E

Nestled within Station Close, Chipping Sodbury this delightful detached house built originally we believe in 1898 offers a perfect blend of comfort and convenience. With three double bedrooms, this property is ideal for families seeking ample living space. Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The 23' kitchen/diner provides a wonderful space for culinary creations and family meals, while the double-glazed conservatory invites natural light and offers a serene spot to relax and enjoy views of the front, garden. The property features a convenient downstairs cloakroom and bathroom, ensuring practicality for everyday living. Outside, the good-sized southerly facing rear garden is a true highlight, providing a lovely outdoor space for children to play or for hosting summer gatherings. Additionally, the property boasts a garage and parking for several cars, making it an excellent choice for those with multiple vehicles. With no onward chain, this home is ready for you to move in and make it your own. Located conveniently to local amenities and transport links, this property is a rare find in Chipping Sodbury. Don't miss the opportunity to view this charming home that perfectly balances space, comfort, and convenience.



ENTRANCE HALL

Entrance door, window to side, storage cupboard, cupboard housing oil boiler, radiator.

DOWNSTAIRS CLOAKROOM

Window to side, wash hand basin, W/C.

LOUNGE 12'9" x 11'11"

Double glazed window to front, ornate feature fire place, radiator, bi folding doors to conservatory.

DINING ROOM 11'11" x 11'0"

Windows to rear, ornate feature fire place with coal effect fire, radiator.

KITCHEN 22'3" x 10'9"

Double glazed window to front, range of wall and base units, work surfaces, stainless steel single drainer one and a half bowl sink unit, tiled splashbacks, built in electric oven, electric hob, extractor hood, space for washing machine, storage space, wood burner, two radiators.

INNER HALL

Stairs to first floor, radiator. door to rear garden.

CONSERVATORY 12'7" x 10'2"

Double glazed with dwarf wall, tiled floor, radiator, double glazed French doors to rear garden.

LANDING

Double glazed window to front, access to loft space, radiator.

BDEROOM ONE 12'2" x 10'6"

Double glazed window to side, radiator.

BEDROOM TWO 15'2" (into inside of wardrobes) x 10'9"

Double glazed window to front, fitted wardrobes, radiator.

BEDROOM THREE 11'3" x 9'11"

Double glazed window to rear, fitted wardrobes, radiator.

BATHROOM

Double glaze window to rear, bath with shower over, tiled surround, vanity wash hand basin, W/C, radiator.

FRONT GARDEN

Lawn, raised flower bed, paved area, trellis, shrubs, bushes.

SIDE GARDEN

Lawn, bushes, trees, patio, garden shed.

REAR GARDEN

Southerly facing rear garden laid to lawn with bushes, trees, flower beds.

GARAGE AND DRIVEWAY

Five bar wooden gate leading to hardstanding area for three - four cars, single garage with up and over door and personal double glazed door to rear garden and a carport.

Agents Note

The access road to the front gate of the property is the hatched blue portion shown in the conveyance .This is obvious as it is in-line with the property boundary to the right as you look at the front gate. The conveyance gives a right of way over this blue hatched area. (see the schedule item 1). So whilst the driveway to the house is not owned by 17 Station Close, the property does have an indefinite right of way.

Agents Note

“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”

Tenure: Freehold
Council Tax Band: E



- Detached House
- Downstairs Cloakroom
- Kitchen/Diner
- Two Separate Receptions
- Double Glazed Conservatory
- Three Double Bedrooms
- Bathroom
- Garage and Parking For several cars.
- Good Sized Southerly Facing Rear Garden
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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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