



8 Merlin Way

Chipping Sodbury, Bristol, BS37 6XP

**Offers in excess of
£295,000**



8 Merlin Way



Description

Well presented semi-detached home located on the Chipping Sodbury/Yate borders. Within walking distance of local schools and green spaces and easy reach of local shops and eateries.

This bright and spacious home offers open plan living with its generous size living room and stylish kitchen diner with double doors to the garden.

Upstairs are two double bedrooms along with a single, ideal as a home office or nursery. There's also a modern bathroom.

Outside to the front is a generous garden with side access to the rear garden with lawn, raised patio and access to the garage and parking.

Further benefits include gas central heating, recently fitted double glazing and no onward chain. Ideal first time buy for families looking to move into the area. Please call to view.

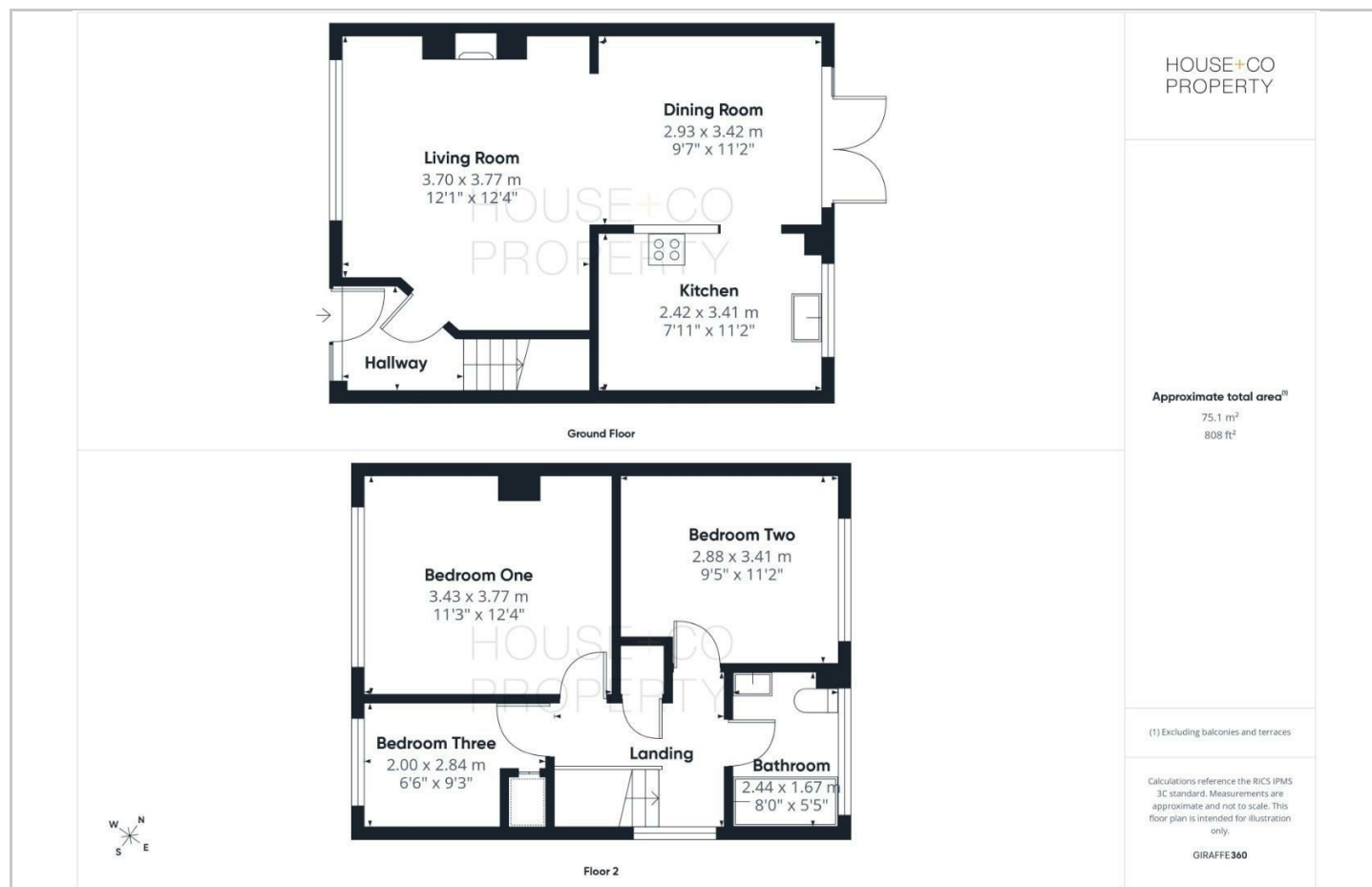
(PLEASE NOTE : This property is owned by a member of House + Co staff).

- THREE BEDROOM SEMI-DETACHED
- SPACIOUS LIVING ROOM
- UPSTAIRS BATHROOM
- DRIVEWAY + GARAGE
- OPEN PLAN LIVING
- KITCHEN DINER
- FRONT + REAR GARDENS
- NO CHAIN

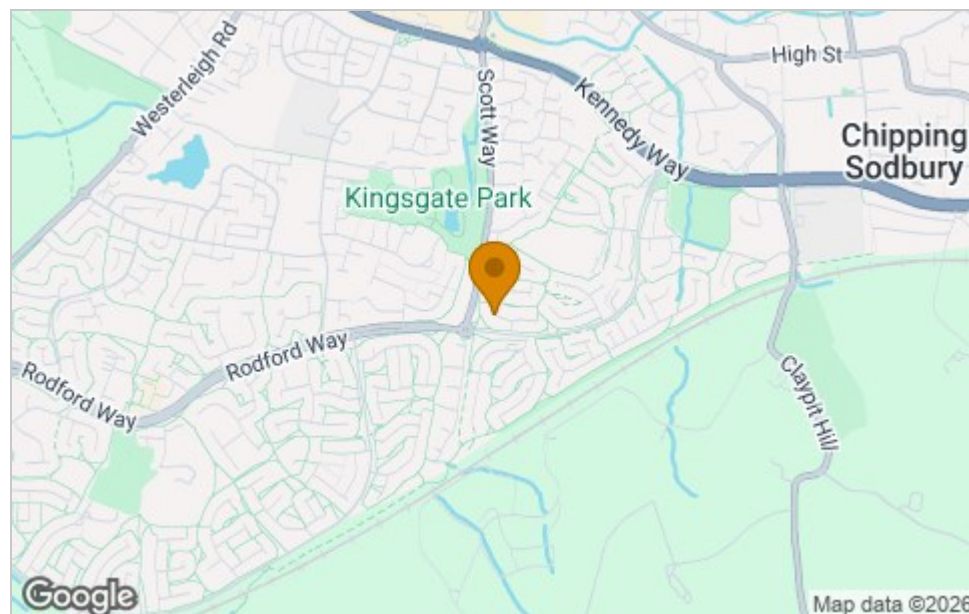




Floor Plan



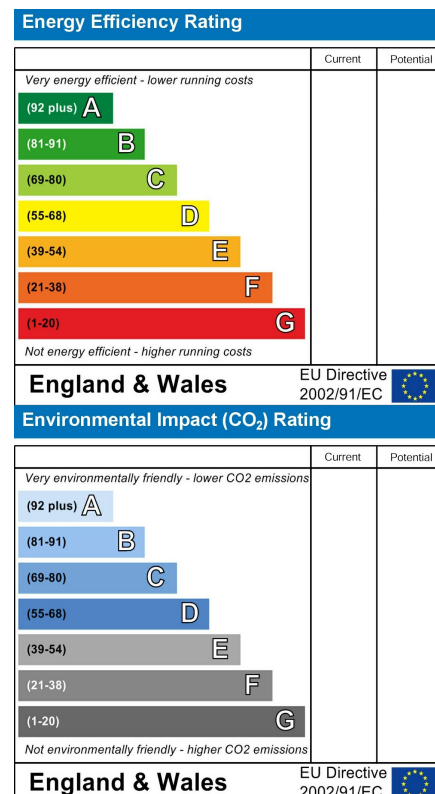
Area Map



Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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