



Woodmans Vale, Chipping Sodbury BRISTOL BS37 6DL

 allen & harris

welcome to

Woodmans Vale, Chipping Sodbury BRISTOL

***** EXTENDED FAMILY HOME ***** This well presented three bedroom family home, ground floor features a spacious lounge, a separate dining room open to the kitchen, utility room with downstairs cloakroom a private rear garden and garage, Upstairs, there are three bedrooms and a family bathroom.

Entrance Hall

Double glazed from door to side, radiator.

Utility Room

8' 10" x 5' 11" (2.69m x 1.80m)

Wall and base units with worktops over, sink and drainer, space for washing machine and tumble dryer, radiator, vinyl flooring, door leading to downstairs cloakroom.

Downstairs Cloakroom

Double glazed window to side, W/C, Wash Hand Basin, Radiator, vinyl flooring.

Lounge

16' 10" x 15' 1" (5.13m x 4.60m)

Double glazed window to front, radiator, chimney with wood burner.

Dining Room

16' 9" max x 10' (5.11m max x 3.05m)

Double glazed patio doors to side, storage cupboard, open into kitchen area. oak flooring.

Kitchen

14' 9" x 9' 2" (4.50m x 2.79m)

Double glazed window and door to rear , double glazed window to side, wall and base units with worktops over, island with storage, sink and drainer, free standing fridge/freezer, free standing range cooker and gas hob with electric extractor hood , space for dishwasher, tiled flooring.

Bedroom One

16' 9" x 10' 2" (5.11m x 3.10m)

Double glazed window to front, radiator.

Bedroom Two

10' 2" x 9' 5" (3.10m x 2.87m)

Double glazed window to rear, radiator.

Family Bathroom

Double glazed window to side, corner bath with shower over, W/C, wash hand basin, Radiator.

Bedroom Three

10' 2" x 7' 1" (3.10m x 2.16m)

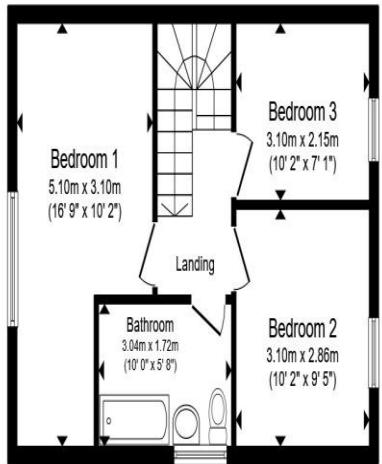
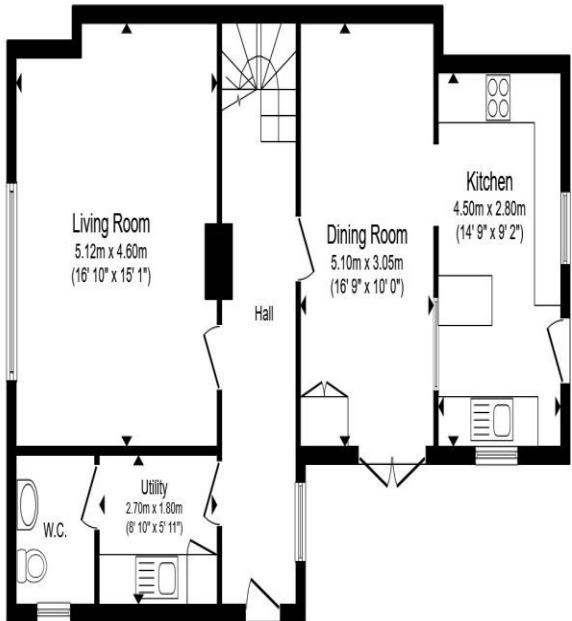
Double glazed window to rear, radiator.

Rear Garden

Enclosed rear garden with side access, wrap around patio area, steps leading to lawn and decking area. boarder with shrubs and planters, rear gates leading to parking and garage

Garage

up and over garage front door.



Total floor area 114.4 m² (1,232 sq.ft.) approx

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.propertybox.io



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Woodmans Vale,

Chipping Sodbury BRISTOL

- EXTENDED FAMILY HOME
- THREE BEDROOMS
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in the region of

£400,000



view this property online allenandharris.co.uk/Property/CPS105056



Property Ref:
CPS105056 - 0003

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