



Woodmans Vale, Chipping Sodbury BRISTOL BS37 6DL

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)

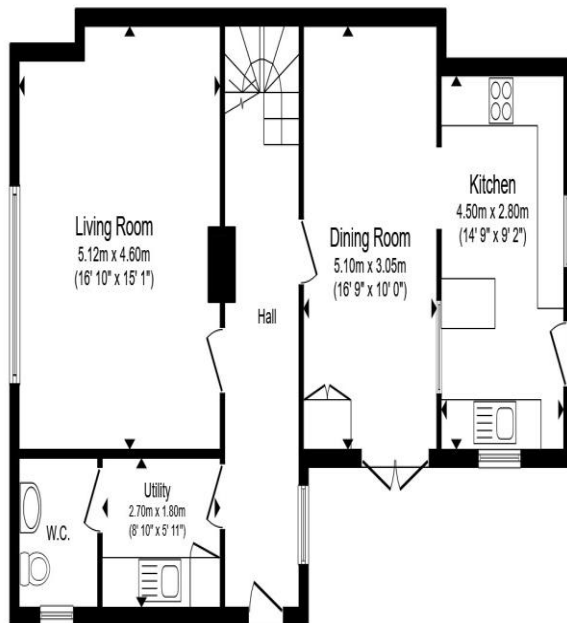
Double glazed window to rear, radiator.

Rear Garden

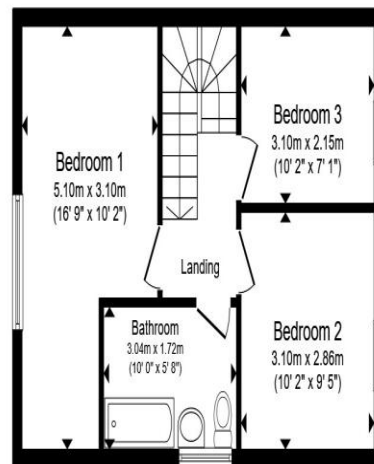
Enclosed rear garden with side access, wrap around patio area, steps leading to lawn and decking area. boarder with shrubs and planters, rear gates leading to parking and garage

Garage

up and over garage front door.



Ground Floor



First Floor

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



welcome to
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

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



01454 318387



ChippingSodbury@allenandharris.co.uk



7 High Street, Chipping Sodbury, BRISTOL,
Avon, BS37 6BA



allenandharris.co.uk