



Couzens Close, Chipping Sodbury Bristol BS37 6BS

welcome to

Couzens Close, Chipping Sodbury Bristol

****LOCATION, LOCATION, LOCATION**** This 3 bedroom home is in a prime Chipping Sodbury location, with easy access to Chipping Sodbury High Street, with ample of amenities. This home offers a cloakroom, lounge leading to dining area, separate kitchen, two doubles and a further single bedroom.

Entrance Hall

Window to side aspect, stairs rising to first floor and doors leading to cloakroom & lounge.

Cloakroom

Window to front aspect, low level wc & wash hand basin.

Lounge

Window to front aspect over looking front garden space. Archway leading through to Dining Room:

Dining Room

Patio doors leading out to the rear garden and door leading to kitchen.

Kitchen

A fitted kitchen with a combination of wall and base units.

Landing

Bedroom One

Window to front aspect and radiator.

Bedroom Two

Window to rear aspect and radiator.

Bedroom Three

Window to front aspect and radiator.

Family Bathroom

Window to rear aspect, low level wc, wash hand basin and bath with shower head over.

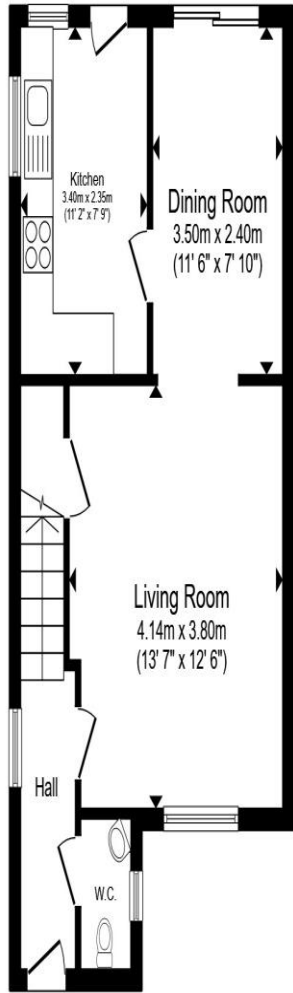
Outside

Rear Garden

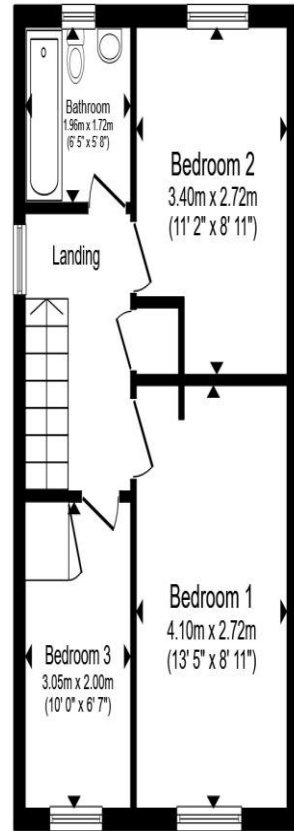
A mature rear garden, fully enclosed by boundary fencing.

Front Garden

Mainly laid to lawn, with path leading to front door and off street parking.



Ground Floor



First Floor

Total floor area 93.5 m² (1,007 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
Couzens Close,
Chipping Sodbury Bristol

- Off Street Parking
- Cloakroom
- Ever Popular Location
- Near to Chipping Sodbury High Street
- Ideal Family Home

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of
£325,000



view this property online [allenandharris.co.uk/Property/CPS105385](https://www.allenandharris.co.uk/Property/CPS105385)



Property Ref:
CPS105385 - 0002

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](https://www.allenandharris.co.uk)