







49 Mallard Close, Chipping Sodbury, Bristol

- Beautifully located Semi on the edge of the 'Birds'
- Extended Kitchen
- Three Bedrooms
- Gas Central Heating
- Well Kept Gardens
- Walking Distance to Chipping Sodbury High Street,Yate Shopping Centre
- Two Receptions
- Modern Bathroom
- Double Glazing
- Garage and Hardstanding

£325,000

HUNTERS®
HERE TO GET *you* THERE

Beautifully located extended semi on the edge of the 'Birds' situated within walking distance to Yate Shopping Centre and Chipping Sodbury High Street. This well-presented property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind. The house features a bright and airy bathroom, ideal for those relaxing soaks after a long day. The extended kitchen, lounge, and dining room offer a spacious layout, perfect for hosting dinner parties or enjoying family meals together. Located in a popular area, this property offers a pleasant outlook over greenery, providing a peaceful and serene atmosphere. Stay warm and cosy during the colder months with gas central heating and enjoy the benefits of double glazing throughout the house. Step outside to discover a well-kept rear garden, a tranquil oasis where you can relax and enjoy the outdoors. Additionally, this property comes with a garage and hardstanding, providing ample space for parking and storage. This fine home has the added benefit of being conveniently located for Senior and Junior local schools. Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and start envisioning your life in this wonderful property in Chipping Sodbury, Bristol.













LOUNGE
17'4" max - 16'2" x 12'10" - 11'4"
Double glazed entrance door, double glazed window to front, gas fire, under stairs cupboard, stairs to first floor, double doors to dining room, TV point, two radiators.

KITCHEN
18'7" x 8'4" - 7'9"
Double glazed window to each side and double glazed window to rear, range of wall and base units, stainless steel single drainer sink unit, tiled splashbacks, work surfaces, built in electric oven and electric hob, space for fridge freezer, space for washing machine, double glazed door to rear garden.

DINING ROOM
9'3" x 8'10"
Double glazed window to rear, radiator, French double glazed doors to rear garden.

LANDING
Double glazed window to side, access to loft space.

BEDROOM ONE
13'0" x 9'10"
Double glazed window to front, radiator.

BEDROOM TWO
10'1" x 9'10"
Double glazed window to rear, radiator.

BEDROOM THREE
8'11" x 7'2"
Double glazed window to front, radiator.

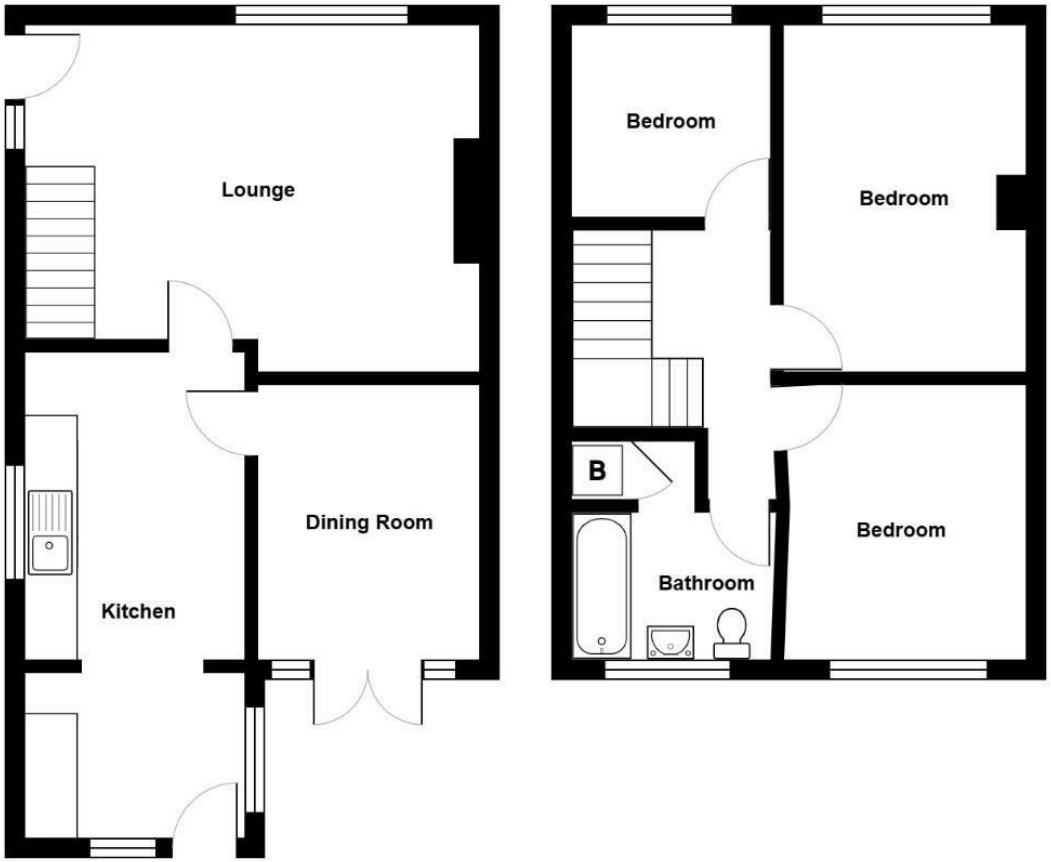
BATHROOM
Double glazed window to rear, bath with shower over and tiled surround, pedestal wash hand basin, W/C, cupboard housing Worcester gas boiler, radiator.

FRONT GARDEN
Laid to lawn with bushes, gravel stone bed, pleasant outlook to front.

REAR GARDEN
Well kept rear garden, laid to patio with gravel stone areas, bushes, garden shed, side garden gate, rear garden gate.

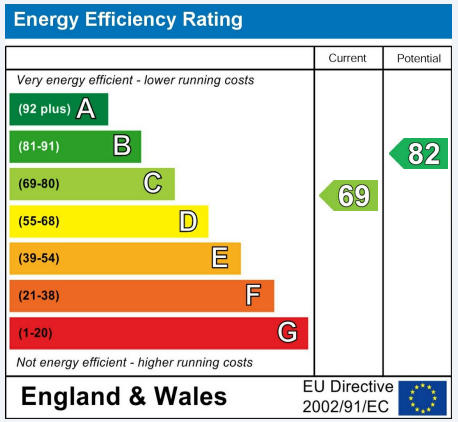
GARAGE
Single up and over door and hardstanding.

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.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.

80-82 Station Road, Yate, Bristol, BS37 4PH
Tel: 01454 313575 Email:
yate@hunters.com https://www.hunters.com

The Property Ombudsman