



## 6 Grace Close, Chipping Sodbury

- Sought After Cul De Sac Location
- Kitchen/Diner
- Shower Room
- No Upward Chain
- Linked Semi Detached House
- Garden Room
- Garage & Parking
- Lounge
- 2 Double Bedroom
- Gardens to Front & Rear

**£315,000**

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HERE TO GET *you* THERE



Offered for sale with No Upward Chain, is this 2 bedroom linked semi detached house. The property is situated in a cul de sac position off the popular St Johns Way and within walking distance of Chipping Sodbury High Street. The property offers, entrance hall, lounge, kitchen/diner and garden room to the ground floor. Upstairs can be found two bedrooms and white shower room. Further benefits include double glazing, gas central heating, gardens to both the front and rear of the property and single attached garage with driveway providing off street parking. In need of some cosmetic updating, this property is sure to create much interest and an early internal inspection is strongly advised.

Double glazed stable door into

Entrance Hallway

Radiator, stairs to 1st floor, door into

Lounge

12'1" x 10'8" max

Triple glazed window to the front, gas feature fireplace, radiator, under stair storage cupboard, mock beamed ceiling, door into

Kitchen/Diner

13'9" x 8'9"

Two double glazed widows to the rear, range of wall, drawer and base units with work surface over, stainless steel sink unit, space for cooker with extractor fan over, wall mounted gas boiler, plumbing for washing machine spaces for under counter fridge, table and chairs, glazed door into

Garden Room

8'2" x 7'6"

Double glazed construction with poly carbonate roof incorporating velux window opening, double glazed door opening to the rear garden and further door into attached garage.

First Floor Landing

Access to insulated loft space with ladder, doors into

Bedroom One

13'10" - 10'9" x 10'2"

Two double glazed window to the front, radiator, built in wardrobes, airing cupboard housing hot water tank.

Bedroom Two

8'9" x 7'1"

Double glazed window to the rear, radiator, built in wardrobe.

Shower Room

6'4" x 5'6"

Double glazed window to the rear, white suite comprising walk in shower, wash hand basin, WC, heated towel rail, ceiling spotlights, extractor fan, tiled walls.

Outside

The front is laid to stones.

The enclosed rear garden is laid to lawn with mature tree and rockery, patio area, outside tap, shed.

Garage

16'3" x 8'2"

Attached single garage with roller door, light and power with courtesy door into conservatory, and driveway providing parking to the front.

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.

### Energy Efficiency Rating

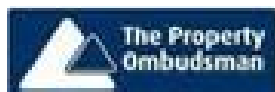
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

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### 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.



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