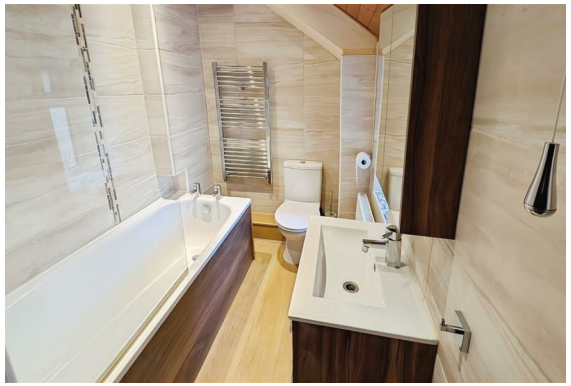


41 Rounceval Street, Chipping Sodbury, Bristol

- Character Cottage
- Lounge with Open Feature Fireplace
- Gas Central Heating
- Viewing Strongly Advised
- 2 Bedrooms
- Kitchen
- Double Glazed
- Chipping Sodbury High Street
- Bathroom
- No Upward Chain

HUNTERS®
HERE TO GET *you* THERE

Asking Price £230,000

Nestled in the charming town of Chipping Sodbury, this delightful terraced cottage on Rounceval Street offers a perfect blend of character and modern living. With a total area of 592 square feet, this older-style property is ideally situated just off the high street, providing easy access to local amenities and the vibrant community atmosphere.

Upon entering, you are welcomed into a cosy lounge featuring an open feature fireplace, creating a warm and inviting space for relaxation or entertaining guests. The ground floor also boasts a well-appointed kitchen, perfect for culinary enthusiasts and family gatherings.

The first floor comprises two comfortable bedrooms, providing ample space for rest and privacy. A modern family bathroom completes this level, ensuring convenience for all residents. The property benefits from gas central heating and double glazing, enhancing energy efficiency and comfort throughout the year.

Offered for sale with no upward chain, this end-of-terrace mews cottage presents an excellent opportunity for first-time buyers, downsizers, or investors alike. Viewing is strongly advised to fully appreciate the charm and potential of this lovely home. Don't miss the chance to make this characterful cottage your own in the heart of Chipping Sodbury.

Wooden door accessing the Mews with further wooden door accessing No 41 into

Lounge
15'2" x 10'2"
Double glazed window to the front, stairs to 1st floor, open feature fireplace set in stone surround, radiator, wall lights, wood effect flooring. Door into

Kitchen
10'3" x 7'9"
Double glazed door to the side and double glazed window to the front, range of wall, drawer and base unit with work surface over, stainless steel 1.5 sink unit with mixer tap over and tiled splash backs, built in electric oven with gas hob with extractor fan over, spaces for under counter fridge and freezer, plumbing for washing machine, radiator, wall mounted gas boiler, wood effect flooring..

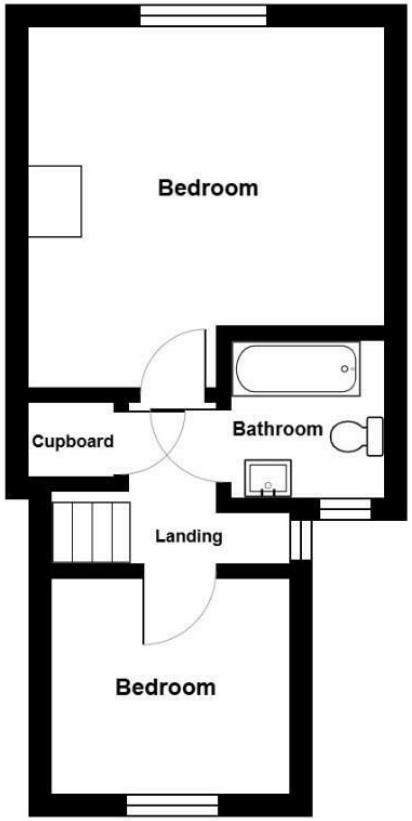
First Floor Landing
Double glazed window to the side, storage cupboard with shelving, doors into

Bedroom One
12'12" x 12'12"
Double glazed window to the front, radiator, TV point, wood effect flooring, access to loft space.

Bedroom Two
8'3" x 8'1"
Double glazed window to the rear, radiator, wood effect flooring.

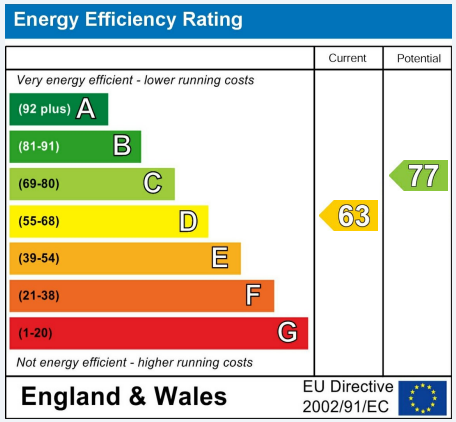
Bathroom
7'3" x 5'5"
Double glazed window to the side, white suite comprising, panelled bath with rain shower over, vanity wash hand basin with drawers under, WC, heated towel rail, radiator, tiled walls, extractor fan, wood effect flooring.

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.

The Property Ombudsman

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