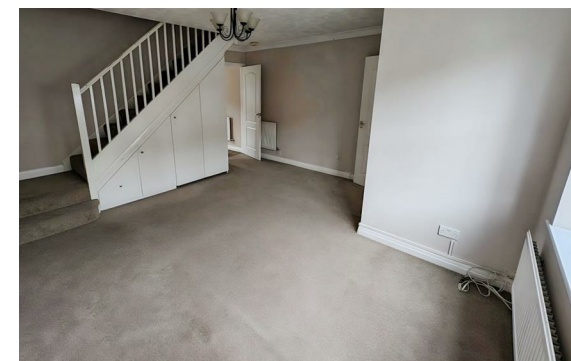




104 Couzens Close, Chipping Sodbury, Bristol

- Mid Terrace House
- Kitchen/Diner
- Bathroom
- Garage & Parking
- Sought After Location
- Lounge
- 2 Bedrooms
- Double Glazed Gas Central Heating
- Gardens
- No Upward Chain

Offers In Excess Of £260,000



Nestled in the sought-after location of Couzens Close, Chipping Sodbury, this charming mid-terraced house presents an excellent opportunity for both first-time buyers and those looking to downsize. With its proximity to the popular Chipping Sodbury High Street, residents will enjoy easy access to a variety of shops, cafes, and local amenities.

Upon entering the property, you are greeted by an entrance porch that leads into a welcoming lounge, perfect for relaxation or entertaining guests. The kitchen/diner provides a delightful space for family meals and gatherings, making it the heart of the home.

Upstairs, you will find two bedrooms, ideal for a small family or as guest room. The bathroom is conveniently located on this level, ensuring practicality for everyday living.

This property benefits from gas central heating and double glazing, ensuring warmth and comfort throughout the year. The enclosed garden offers a private outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, the property includes a garage and parking, a valuable asset in this desirable area.

With no upward chain, this home is ready for you to move in and make it your own. While some cosmetic updating may be desired, this presents a wonderful opportunity to personalise the space to your taste. Do not miss the chance to view this delightful property in a prime location.



Porch

Double glazed door, radiator, further door into

Lounge

13'1" - 8'4" x 11'11"

Double glazed window to the front, two radiators, stairs to 1st floor with cupboards under, Tv point, door into

Kitchen/Diner

13'1" x 8'2"

Double glazed window and double glazed door to the rear, range of wall, drawer and base units with work surface over, stainless steel sink, part tiled walls, electric oven with gas hob and extractor fan over, space for washing machine, wall mounted gas boiler, radiator.

First Floor Landing

Doors into

Bedroom One

13'1" x 12'1"

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

Bedroom Two

8'6" x 6'7"

Double glazed window to the rear, radiator.

Bathroom

6'3" x 5'7"

Double glazed window to the rear, suite comprising panelled bath with shower over, pedestal wash hand basin, WC, radiator, part tiled walls.

Outside

The front is laid to stones with pathway to front door.

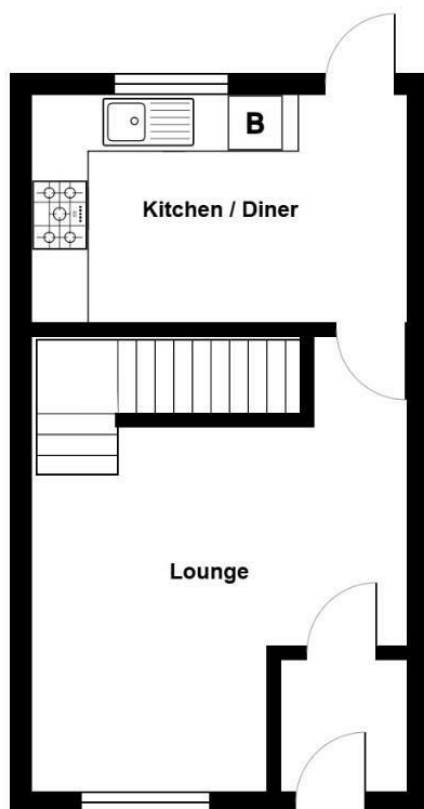
The enclosed rear garden is laid to lawn with patio area.

Garage

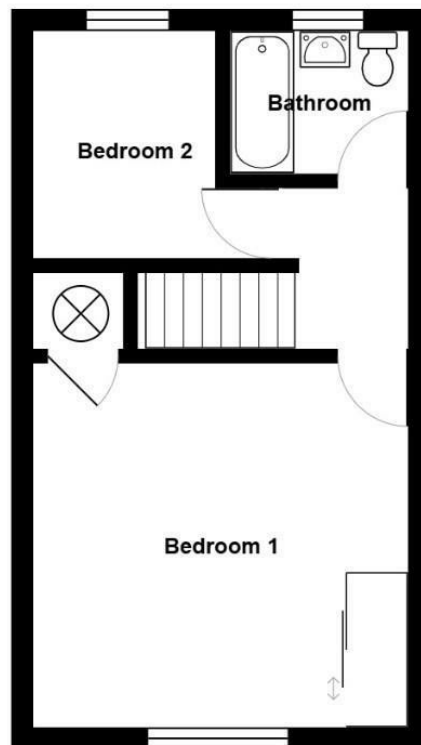
There is a single garage with parking to the front, situated next to the garage of No.106.

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"



Area: 30.6 m² ... 330 ft²



Area: 30.6 m² ... 330 ft²

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	81
England & Wales		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.

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.



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