



# Woodmans Road, Chipping Sodbury BS37

£345,000

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This delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features an inviting living room room providing ample room for relaxation and entertaining guests. The heart of the home is the spacious kitchen/diner, which is perfect for family meals and gatherings. The family bathroom is conveniently located, ensuring ease of access for all. The property benefits from double glazing and gas central heating, ensuring a warm and inviting atmosphere throughout the year. Outside, you will find a mature rear garden, a lovely space for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, there is an attached outbuilding, which could serve various purposes, from a workshop to extra storage. One of the standout features of this property is its prime location. It is within walking distance to Chipping Sodbury High Street, where you can enjoy a variety of shops, cafes, and local amenities. This charming market town offers a friendly community atmosphere and is well-connected to nearby Bristol. In summary, this semi-detached house on Woodmans Road presents an excellent opportunity for those looking to settle in a vibrant area with a strong sense of community. With its lovely living areas, convenient location, and mature garden, this property is sure to appeal to a wide range of buyers.



#### Living Room 19'3" x 11'3"

Entrance door to front, double glazed window to front, feature fire place with electric fire, understairs cupboard, stairs to first floor, laminate flooring, radiator.

#### Kitchen/Diner 20'5" x 9'11"

Double glazed window to rear, range of wall and base units, work surfaces, sink drainer sink unit, space for oven, space for washing machine, space for dishwasher, cooker hood, inset ceiling lights, laminate flooring, double glazed French doors to rear garden.

#### Landing

Access to a boarded loft with loft ladder and gas boiler.

#### Bedroom One 11'11" x 11'5"

Double glazed window front, radiator.

#### Bedroom Two 11'11" x 9'11"

Double glazed window to rear, laminate flooring, radiator.

#### Bedroom Three 8'2" x 8'1"

Double glazed window to front, laminate flooring, radiator.

#### Bathroom

Double glazed window to rear, bath with shower over, pedestal wash hand basin, W/C, heated towel rail.

#### Outside

Outbuilding currently used as a work space 9'9" x 6'0" double glazed window, electric heater, W/C, ( currently disconnected ) and store cupboard. laminate flooring, double glazed door to front, double glazed door to rear garden.

#### Front Garden

Laid to lawn, shrubs and block pavier.

#### Rear Garden

Laid to lawn with bushes, trees, garden shed, patio.

#### 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”

Tenure: Freehold  
Council Tax Band: B

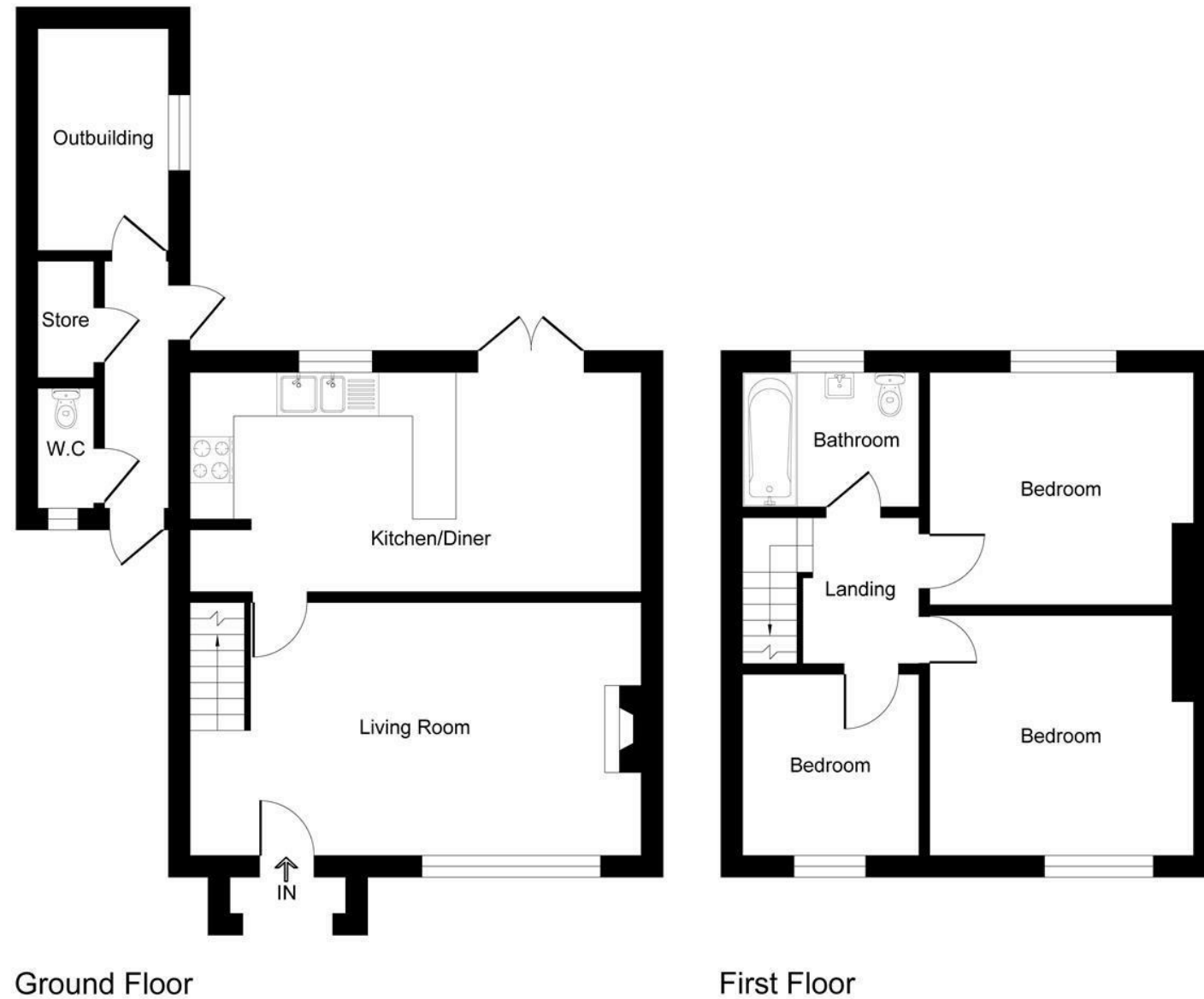


Illustration for identification purposes only, measurements are approximate, not to scale.

- Semi Detached House
- Lounge
- Kitchen/Diner
- Family Bathroom
- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Outbuilding
- Mature Rear garden
- Walking Distance to Chipping Sodbury High Street

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</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 environmentally friendly - higher CO<sub>2</sub> emissions</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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