



## 14 Chilwood Close, Iron Acton, Bristol

- Sought after Village Location
  - Lounge/Diner
  - Garden Room
- Modern White Shower Room
- Good Sized Enclosed Garden
- Entrance Hallway & WC
  - Kitchen
  - 3 Bedrooms
  - Garage
- No Upward Chain

**Cash Buyers £250,000**

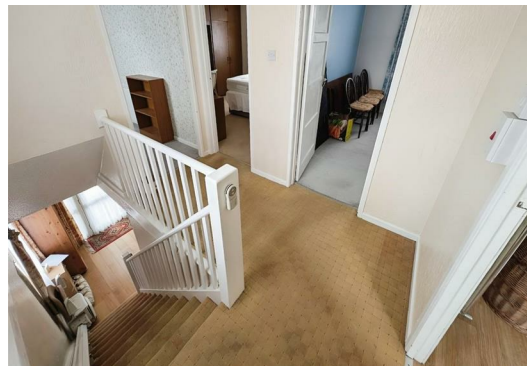
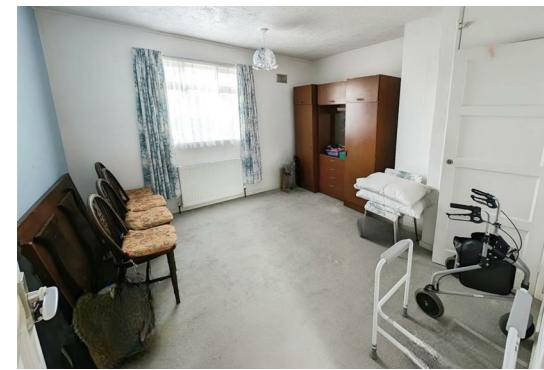
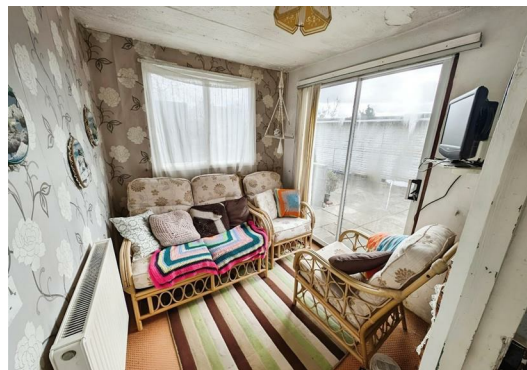


**CASH BUYERS ONLY OR IF YOU HAVE A 35% DEPOSIT A MORTGAGE MIGHT BE POSSIBLE PLEASE RING US FOR FURTHER DETAILS!!** Nestled in the charming village of Iron Acton, this semi-detached house on Chilwood Close presents an excellent opportunity. Built between 1960 and 1969, the property boasts a classic design that harmoniously blends with its surroundings.

Upon entering, you are welcomed by a spacious entrance hall that leads into a lounge/diner, kitchen with an outer lobby and convenient WC and finishing off in the garden room to the ground floor. Upstairs can be found a modern white shower room.

The enclosed garden, is ideal for outdoor activities or simply enjoying the fresh air. The property is equipped with oil-fired central heating, ensuring warmth and comfort throughout the seasons. Additionally, a garage provides valuable storage space.

With no onward chain, this property is ready for its new owners to move in and make it their own. The sought-after village location offers a sense of community while still being within easy reach of Bristol's amenities. This home is a must-see for those looking to invest in a tranquil lifestyle.



### Entrance Hallway

Double glazed door with matching side panel, glazed window to the rear, stairs to 1st floor, wood effect flooring, radiator, doors into

### Lounge/Diner

25'11" max x 10'11"

Two glazed windows to the front, two radiators, built in storage cupboard.

### Kitchen

14'11" x 6'10" max

Two glazed window to the sides, range of wall, drawer and base units with work surface over, stainless steel sink unit with mixer tap over, space for electric oven with extractor fan over, plumbing for washing machine, space for fridge/freezer, floor mounted oil fired boiler, double glazed door opening into

### Outer Lobby

Double glazed door into the garden, doors into

### WC

Glazed window to the side, white low level WC.

### Garden Room

8'1" x 7'

Glazed window to the rear, double glazed patio door to the side.

### First Floor Landing

Access to loft space with ladder, glazed window to the side, doors into

### Bedroom One

12'2" x 10'11"

Glazed window, built in wardrobes with storage over and dressing table, radiator.

### Bedroom Two

12' max x 10'11"

Glazed window, airing cupboard housing hot water tank. radiator.

### Bedroom Three

10'7" - 7'6" x 7'1" max

Glazed window, radiator, built in cupboard.

### Shower Room

6'10" x 6'

Glazed window, white suite comprising double shower cubicle, vanity wash hand basin with mixer tap over, WC, heated towel rail, radiator, tiled to visible wall, extractor, ceiling spotlights.

### Outside

The enclosed front garden has mature hedge border and double gates with small driveway leading to a single detached garage.

The enclosed rear garden is laid to patio with pathway leading to lawned area with mature small trees and flower beds.

### Garage

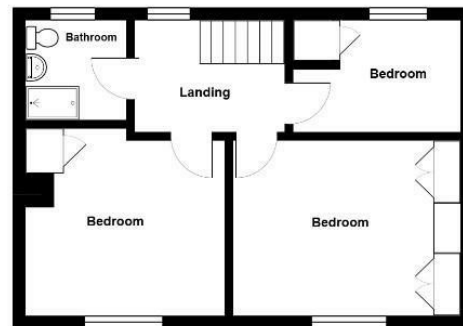
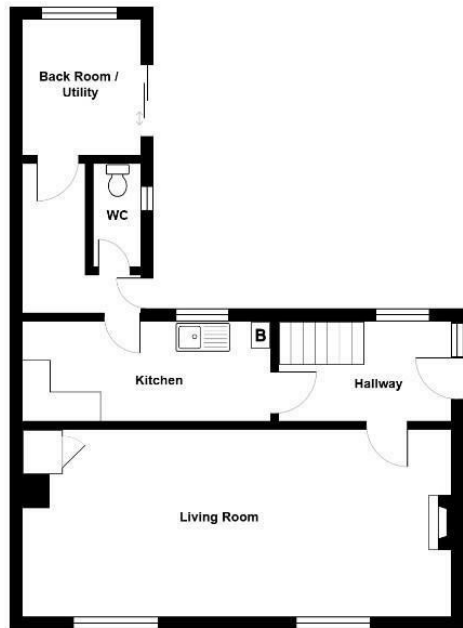
The detached garage has double doors opening with courtesy door and glazed window.

### AML (Anti money laundering)

"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"

### Disclaimer

Your home may be repossessed if you don't keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

**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>