



## 61 Mallard Close, Chipping Sodbury, Bristol

- No Upward Chain
- 3 Bedrooms
- Sun Room
- Downstairs Shower Room
- Garage & Double Parking Space
- Semi Detached
- Lounge with Dining Area
- Bathroom
- South Westerly Garden

**Offers In Excess Of £300,000**

**HUNTERS®**

HERE TO GET *you* THERE



Offered for sale with No Upward Chain is this three bedroom semi detached house on the popular Birds Estate of Chipping Sodbury. The property boasts an extension to include porch with modern white shower room, entrance hallway, kitchen, lounge with bay window, dining area and steel framed sunroom to the ground floor. Upstairs can be found three bedrooms and family bathroom. Further benefits include gas central heating, gardens with south westerly facing rear garden, shed with light and power, summerhouse, garage with additional parking for two vehicles. Sure to create much interest book now to secure a viewing with potential to move in before stamp duty changes. (Subject to solicitors).

**Porch**

Double glazed door with matching double glazed side panel, tiled flooring, door into hallway and door into

**Shower Room**

Double glazed window to the side, white suite comprising, double shower cubicle, wash hand basin with mixer tap, WC, radiator, extractor fan, tiled walls and tiled flooring.

**Entrance Hallway**

Stairs to 1st floor with storage cupboard under, radiator, wood effect flooring, doors into

**Lounge**

12'11" x 10'10"  
Double glazed bay window to the front, radiator, TV point, electric feature fireplace, opening into

**Dining Area**

10'1" x 8'8"  
Double glazed patio doors opening to sunroom, radiator.

**Sun Room**

9'9" x 7'9"  
Steel framed single glazed construction, tiled flooring, door opening to the rear garden.

**Kitchen**

11'11" x 9'3"  
Double glazed window to the rear and side and double glazed door to the rear, range of wall, drawer and base units with work surface over and part tiled splashbacks, 1.5 sink unit with mixer tap over, electric double oven and hob with extractor fan over, spaces for fridge/freezer and slim-line dishwasher, plumbing for washing machine, pantry cupboard, wood effect flooring.

**First Floor Landing**

Double glazed window to the side, access to part boarded loft space with ladder. Doors into

**Bedroom One**

12'10" x 9'11"  
Double glazed window to the front, fitted wardrobes, radiator.

**Bedroom Two**

10'3" x 9'11"  
Double glazed window to the rear, radiator.

**Bedroom Three**

8'11" x 7'3" max  
Double glazed window to the front, built in wardrobes, radiator.

**Bathroom**

7'1" x 5'8"  
Double glazed window to the rear, white suite comprising, panelled bath with shower over, pedestal wash hand basin, WC, heated towel rail, part tiled walls, cupboard housing condensing boiler.

**Outside**

The front has been laid to lawn with small shrub boarder and pathway leading to the front door. The enclosed south westerly facing rear garden is mainly laid to lawn with raised stone border and small bushes, patio area, garden shed with light and power and courtesy door into the garage, summer house outside tap and gated access leading to the rear.

**Garage & Parking**

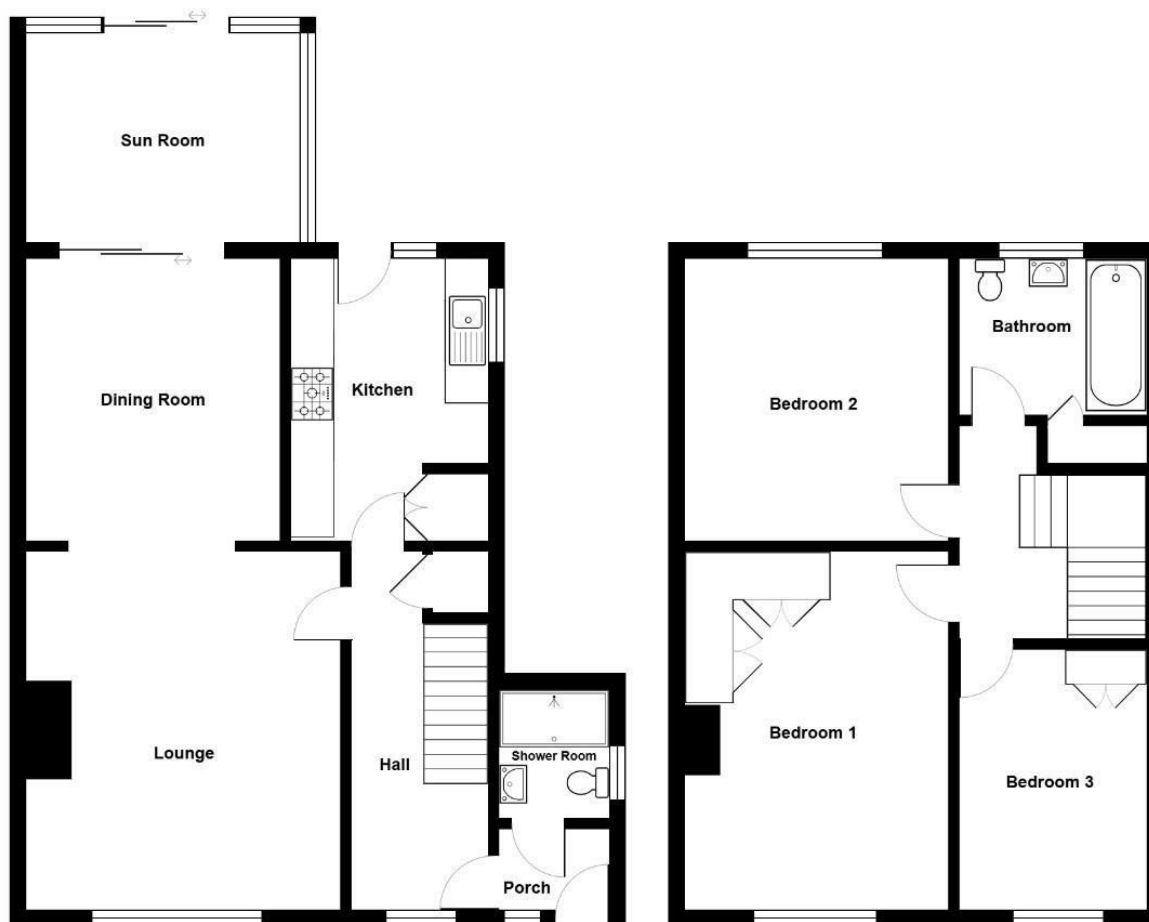
There is a single garage with up and over door, light and power with further parking space for two vehicles to the side.














## 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>		 <b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	 <b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</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.



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