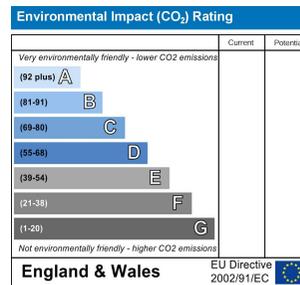
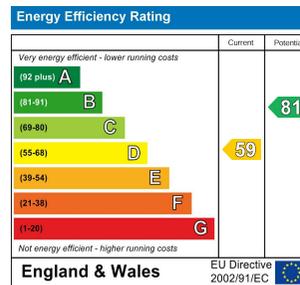




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### Thinking of Selling?

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.

**This fine semi detached property enjoys a lovely Southerly Facing rear garden. The living accommodation offers an entrance hall, lounge/diner, 19' double glazed conservatory, modern kitchen, bathroom with separate shower, gas central heating, double glazing. There is also a single garage with ample off road parking to the front. This family home is situated within Chipping Sodbury and has the added advantage of No Chain!**

#### ENTRANCE HALL

Double glazed door to front, stairs to first floor, storage cupboard, laminate flooring, personal door to garage, radiator.

#### LOUNGE

20'9" x 12'7"

Double glazed window to rear, fire place with multi fuel burner, TV point, laminate flooring, two radiators, double glazed French doors to conservatory.

#### KITCHEN

13'7" x 6'1"

Double glazed window to front, range of modern wall and base units stainless steel one and a half bowl sink unit, built in electric oven with micro wave, separate gas hob, work surfaces, space for fridge freezer and spaces for washing machine and dishwasher, Worcester gas combination boiler, radiator.

#### CONSERVATORY

19'2" x 8'7"

Double glazed with dwarf wall, radiator, double glazed French doors to rear garden.

#### LANDING

Access to loft space with loft ladder and boarded loft, storage cupboard into eaves.

#### BEDROOM ONE

12'11" x 11'1"

Double glazed window to front, radiator.

#### BEDROOM TWO

10'6" - 9'3" x 9'5"

Double glazed window to rear, sloping ceiling, storage cupboard.

#### BEDROOM THREE

10'9" x 6'1"

Double glazed window to side, sloping ceiling, radiator.

#### BATHROOM

Double glazed window to side, bath, separate shower cubicle, pedestal wash hand basin, W/C, sloping ceiling, tiled surround, heated towel radiator.

#### FRONT GARDEN

Laid to block pavier providing off road parking.

#### REAR GARDEN

Southerly facing rear garden laid mainly to lawn with area laid to gravel stones and a large undercover seating area with decking flooring, raised flower beds and flower border.

#### GARAGE

Single garage with up and over door and light and power.



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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