

HUNTERS[®]

HERE TO GET *you* THERE



High Street

Iron Acton, BS37 9UG

Offers In Excess Of £400,000



Situated in the sought after location of Iron Acton High Street is this period property offering a lounge, dining area, kitchen, rear lobby, good sized bathroom, three bedrooms and gardens. Sure to create immediate interest we advise an early internal inspection!

The picturesque village of Iron Acton is located between the market town of Chipping Sodbury and Winterbourne with many period properties and beautiful countryside surrounds on its doorstep. There is also a primary school, a village green, church, two public houses and a parish hall.



ENTRANCE PORCH

Single glazed door to front, tiled floor.

ENTRANCE HALL

Double glazed door to front, stairs to first floor, radiator.

LOUNGE 12'11" x 12'11" (3.94 x 3.94)

Window to front, fire place, Tv point.

DINING ROOM 12'8" x 12'2" (3.86 x 3.71)

Feature fire place, radiator,

KITCHEN 12'1" x 6'10" (3.68 x 2.08)

Window to rear, wall and base units, work surfaces, single sink and drainer, space for oven, cooker hood, space for washing machine, radiator.

REAR LOBBY

Part glazed door to rear garden.

BEDROOM ONE 13'7" x 12'0" (4.14 x 3.66)

Window to rear, radiator.

BEDROOM TWO 13'8" x 11'6" (4.17 x 3.51)

Window to rear, built in cupboard, radiator.

BEDROOM THREE 10'0" (max) - 5'8" x 9'1" (max) - 5'7"

(3.05 (max) - 1.73 x 2.77 (max) - 1.70)

Window to front, radiator.

BATHROOM 12'0" x 5'11" (3.66 x 1.80)

Bath , shower cubicle, wash hand basin, W/C, part tiled.

FRONT GARDEN

Enclosed front garden.

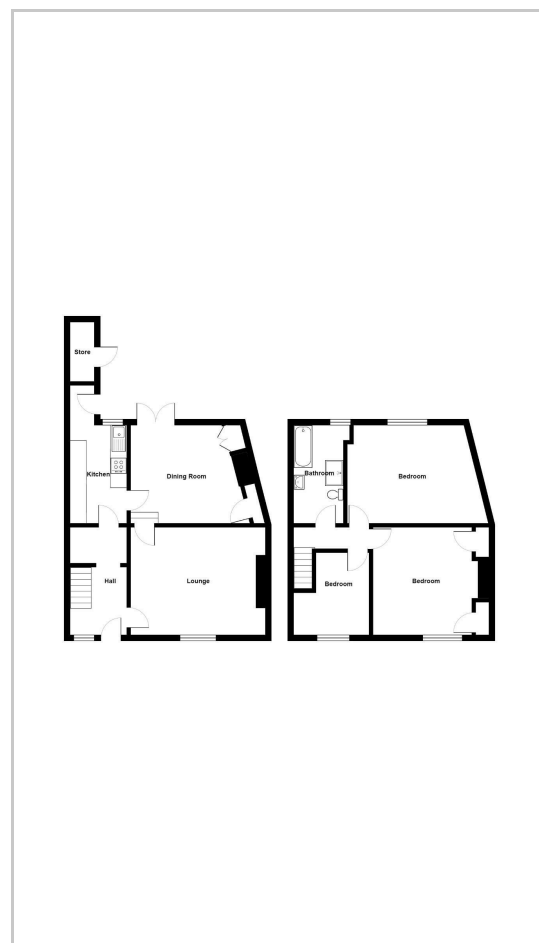
REAR GARDEN

Lawn, bushes, trees, storage shed, outside tap.

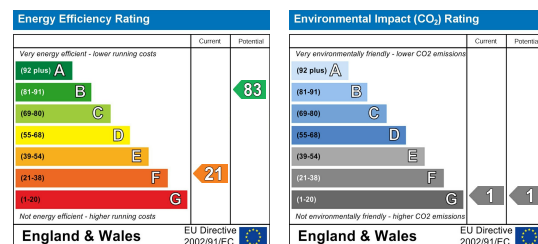
Area Map



Floor Plans



Energy Efficiency Graph



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.

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