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Lower Chapel Lane, Frampton Cotterell,  
Bristol  
£365,000



Offered for sale with no upward chain, this 3 bedroom semi detached house in need of some cosmetic updating. The property offers entrance porch and hallway, lounge, kitchen and dining room to the ground floor. Upstairs can be found three bedrooms and white shower room. Further benefits include gas central heating, gardens to both the front and rear of the property with garage and driveway for several vehicles. Situated in the heart of Frampton Cotterell this property is sure to create much interest, viewing strongly advised.

80-82 Station Road, Yate, Bristol, BS37 4PH | 01454 313575  
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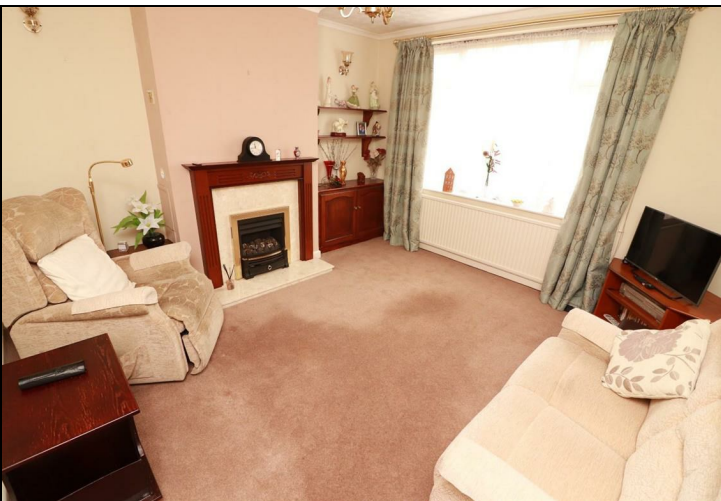
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## KEY FEATURES

- Semi Detached
- 3 Bedrooms
- 2 Receptions
- Sun Room
- Kitchen
- Shower Room
- Gas Central Heating
- Good Size Gardens
- Garage & Parking
- No Chain!









Entrance Porch  
Double glazed French doors, wood effect flooring, further double doors opening into

Hallway  
Stairs to 1st floor, radiator, doors into

Lounge  
12'3" x 11'11"  
Double glazed window to the front, TV point, radiator.

Dining Room  
12' x 10'2"  
Double glazed patio door to the rear, radiator, under stair storage cupboard.

Kitchen  
11'3" x 7'5"  
Double glazed window to the rear and side, double glazed door to the side, range of wall, drawer and base units with work surface over, stainless steel double bowl , double drainer sink unit with mixer tap over, space for gas cooker, plumbing for washing machine, pantry alcove with double glazed window to the side.

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

Bedroom One  
12'4" x 10'11"  
Double glazed window to the front, built in wardrobes with cupboards over and dressing table, storage cupboard with shelving over, radiator.

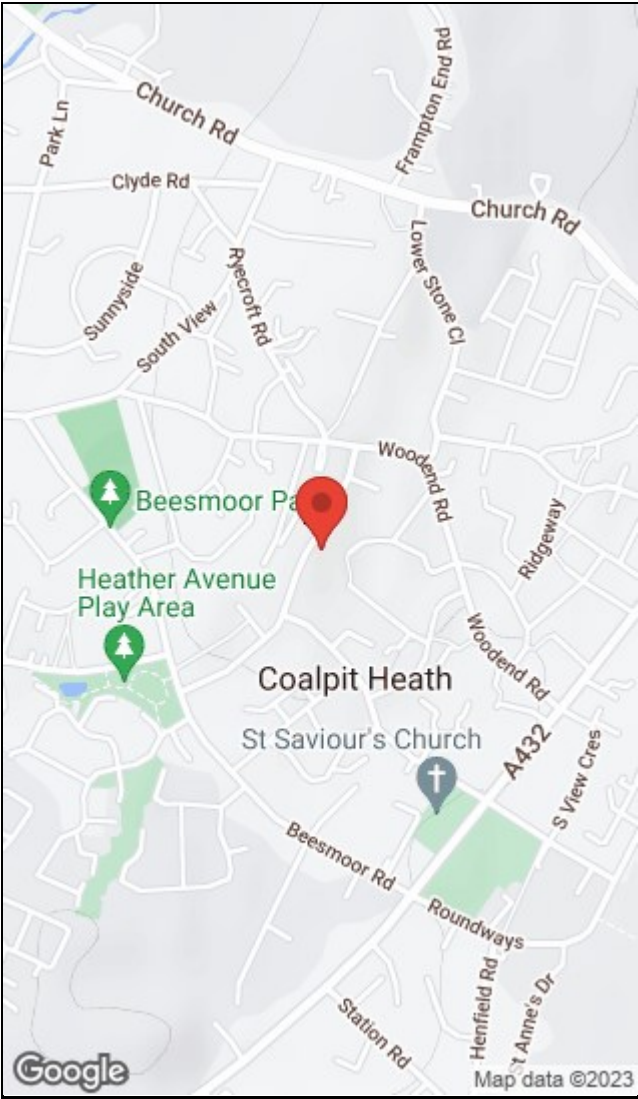
Bedroom Two  
12' x 9'2" (to wardrobe)  
Double glazed window to the rear, built in wardrobes , storage cupboard housing gas combi boiler radiator.

Bedroom Three  
8'6" x 7'5"  
Double glazed window to the front, radiator.

Shower Room  
7' x 5'5"  
Double glazed window to the rear, tiled shower cubicle, low level WC, pedestal wash hand basin, tiled wall and flooring, radiator.

Outside  
The walled front garden, is laid to lawn with mature shrub and plant borders,  
The larger than average rear garden is laid to lawn with patio area, greenhouse, garden shed, outside tap, well stocked shrub and plant borders, rockery area, garden pond, gated access to side and rear of the property and Sun room (11'6" x 5'8") double glazed construction with poly carbonate rood with electric.

Garage  
19'8" x 8'2"  
Double doors, with electric, courtesy door and window to the rear.  
There is a block paved driveway providing off street parking for several vehicles.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		75			
	56				
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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