



Finch Road, Chipping Sodbury BS37

£320,000

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This delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 904 square feet, the property features two inviting reception rooms, ideal for both relaxation and entertaining. The well-fitted kitchen is a highlight, providing a functional space for culinary pursuits, while the downstairs cloakroom adds an extra layer of practicality. The home boasts three well-proportioned bedrooms, making it an excellent choice for families or those seeking additional space. The family bathroom is thoughtfully designed to cater to everyday needs. With gas central heating and double glazing throughout, the property ensures warmth and energy efficiency, making it a cosy retreat in all seasons. Step outside to discover a southerly facing rear garden, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, the property includes a garage and hardstanding, providing ample parking and storage options. Chipping Sodbury is known for its picturesque streets and vibrant community, offering a range of local amenities, schools, and parks within easy reach. This semi-detached house on Finch Road presents an excellent opportunity for those looking to settle in a welcoming neighbourhood while enjoying the comforts of modern living. Don't miss the chance to make this charming property your new home.



ENTRANCE HALL

Double glazed door to side, double glazed screen, stairs to first floor, radiator.

LOUNGE 14'7" max - 13'5" x 12'10" max

Double glazed window to front, radiator.

DINING AREA 10'0"x 8'6"

Double glazed French doors to rear garden, laminate flooring, radiator.

KITCHEN 11'3" x 8'9"

Double glazed window to side, range of modern wall and base units, work surfaces, single drainer sink unit, built in electric oven, induction hob, cooker hood, integral fridge freezer and dishwasher, storage cupboard with space for washing machine, laminate flooring.

REAR LOBBY

Double glazed door to side, double glazed window to rear.

DOWNSTAIRS CLOAKROOM

Double glazed window to rear, vanity wash hand basin, W/C, tiled splashbacks.

1ST FLOOR LANDING

Double glazed window to the side, access to loft space, airing cupboard housing Worcester gas boiler.

BEDROOM ONE 12'11" x 9'11"

Double glazed window to the front, radiator.

BEDROOM TWO 10'2" x 9'11"

Double glazed window to the rear, radiator.

BEDROOM THREE 8'11" x 7'7"

Double glazed window to the front, built in cupboard, radiator.

BATHROOM

Double glazed window to the rear, white suite comprising, panelled bath with shower over, pedestal wash hand basin, WC, heated towel rail.

FRONT GARDEN

The front garden is laid to lawn with bushes, garden gate to side.

REAR GARDEN

The southerly facing rear garden is laid to artificial grass and decking. There is gated access to the rear.

GARAGE

Single garage with up and over door. Hard standing parking, electric charging point.

AGENTS NOTE

“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”

Tenure: Freehold
Council Tax Band: B



- Semi Detached House
- Lounge, Dining Area
- Well Fitted Kitchen
- Downstairs Cloakroom
- Three Bedrooms
- Family Bathroom
- Gas Central Heating, Double Glazing
- Southerly Facing Rear Garden
- Garage and Hardstanding

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.