



7 Merlin Way, Chipping Sodbury, Bristol

- Semi Detached
- In Need of Renovating
 - Lounge /Diner
 - Garage

- 'Birds Estate'
- 3 Bedrooms
- Gardens to Front & Rear
- No Upward Chain

£275,000

HUNTERS®

HERE TO GET *you* THERE

Offered for sale with no upward chain, is this three bedroom semi detached house. In need of full renovation this property has great potential. Situated on 'the Birds' estate and sure to create much interest, call now to secure a viewing.





Entrance Hallway

Double glazed door with matching double glazed side panel, radiator, stairs to 1st floor with cupboard under, doors into

Lounge/Diner

Lounge

12'5" x 10'11"

Double glazed window to the front, radiator, gas fire with stone surround, opening into

Dining Area

11'2" x 9'6"

Double glazed patio door to the rear, radiator.

Kitchen

11'2" x 7'10"

Double glazed window to the rear, double glazed door to the side, wall, drawer and base cupboards with work surface over, 1.5 sink unit, electric oven with extractor fan over, spaces for fridge/freezer and washing machine, wall mounted gas boiler.

First Floor Landing

Double glazed window to the side, access to loft space, airing cupboard housing hot water tank, doors into

Bedroom One

12'4" x 11'2"

Double glazed window to the front, radiator.

Bedroom Two

11'2" x 9'7"

Double glazed window to the rear, radiator.

Bedroom Three

9'2" - 6'4" x 6'5"

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

Bathroom

Double glazed window to the rear, white suite panelled bath with electric shower over, pedestal wash hand basin, WC, radiator, tiled walls.

Outside

The front is laid to stone with circular patio, stepping stones to front door with opening to the rear garden.

The rear garden is laid to patio with decorative stones, raised decked area, outside tap, gated access to the rear.

Garage

There is a single garage with up and over door light and power.



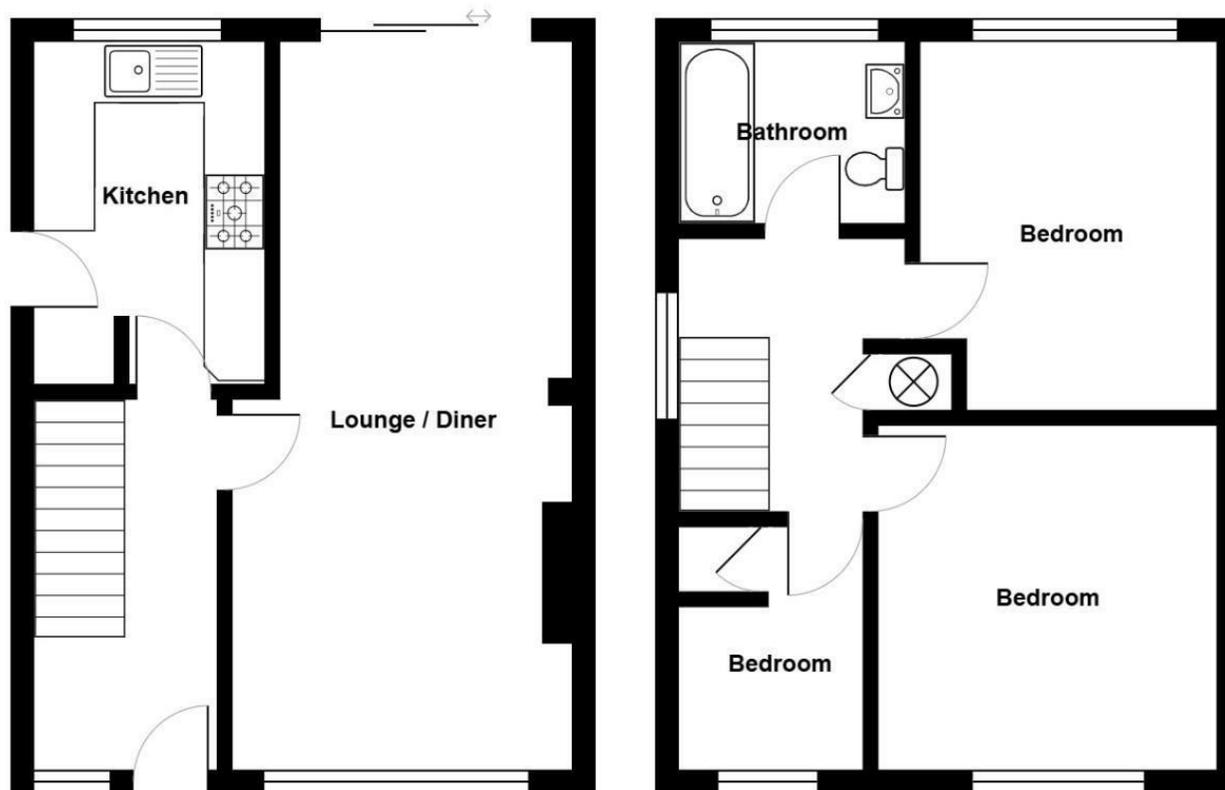
ENERGY PERFORMANCE CERTIFICATE

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) A			
(81-91) B			84
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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



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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