



**Chedworth,  
Bristol, BS37 8RX**

**PRICE: Offers In  
Excess Of £300,000**

## Property Features

- Three Bedroom Home
- Semi Detached
- Two Reception Rooms
- Gas Central Heating
- Double Glazing
- No Onward Chain
- Driveway Providing Off Street Parking
- Front and Rear Gardens

## Full Description

21 Chedworth, Yate is a modern home in a pleasant cul-de-sac location. To the ground floor there is an entrance hall, kitchen, living room and dining area, to the first floor there are three bedrooms and family bathroom, Outside there is an enclosed garden with shed included and to the front of the house the driveway offers convenient off-street parking for 2 cars, a valuable asset in today's busy world.

With its proximity to local amenities and transport links, this lovely property will appeal to many so don't delay!

### Entrance Hall

Entrance composite double glazed door to entrance hall, storage cupboard, tiled floor, spot lighting, consumer unit, door to lounge.

### Lounge

18'6 x 11'9 (5.64m x 3.58m)

Double glazed leaded window to front aspect, radiator, stairs to first floor accommodation, laminate flooring, TV point.

### Dining Room

14'9 x 8'0 (4.50m x 2.44m)

Double glazed patio sliding doors to rear garden, double glazed leaded window to front aspect, spot lighting, tiled floor, radiator.

### Kitchen

11'9 x 7'2 (3.58m x 2.18m )

Double glazed window to rear aspect, range of fitted wall and base units with work surfaces over, 1 and a half bowl sink unit, space for fridge/freezer, cooker with extractor fan over, plumbing for washing machine, spot lightings, tiled splash backs, cupboard housing boiler, door leading to decking and rear garden.



**Landing**

Double glazed window to side aspect, access to loft space, coving, doors to all first floor accommodation.

**Bedroom 1**

11'9 x 10'2 (3.58m x 3.10m)

Double glazed leaded light window to front aspect, laminate flooring, coving, radiator.

**Bedroom 2**

15'1 x 8'0 (4.60m x 2.44m)

Double glazed leaded window to rear and front aspect, radiator, laminate flooring, coving, access to loft space.

**Bedroom 3**

11'9 x 7'2 (3.58m x 2.18m)

Double glazed window to rear aspect, built in storage cupboard, laminate flooring, coving, radiator.

**Bathroom**

Panelled bath with shower over, WC, pedestal wash hand basin, fully tiled walls and floor, extractor fan, spot lighting.

**Front Garden**

Laid to lawn, driveway providing off street parking,

**Rear Garden**

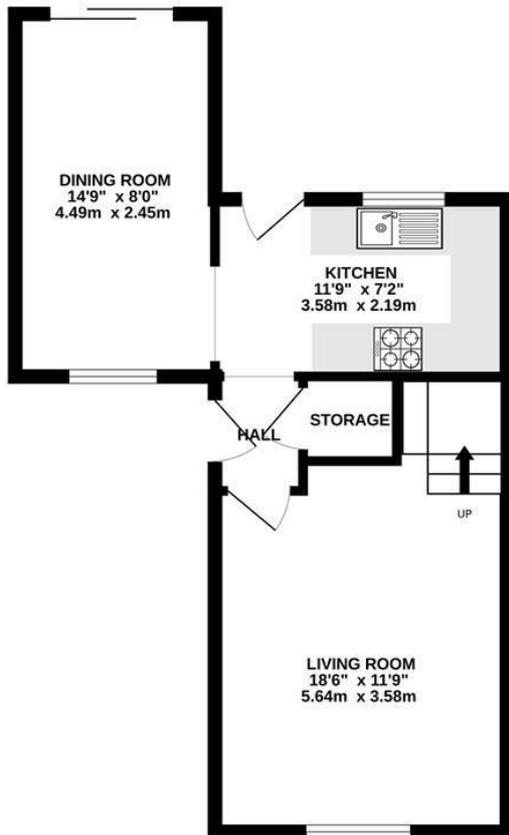
Laid to lawn, raised shrub borders, shingle areas, shed, decking, enclosed by fence.



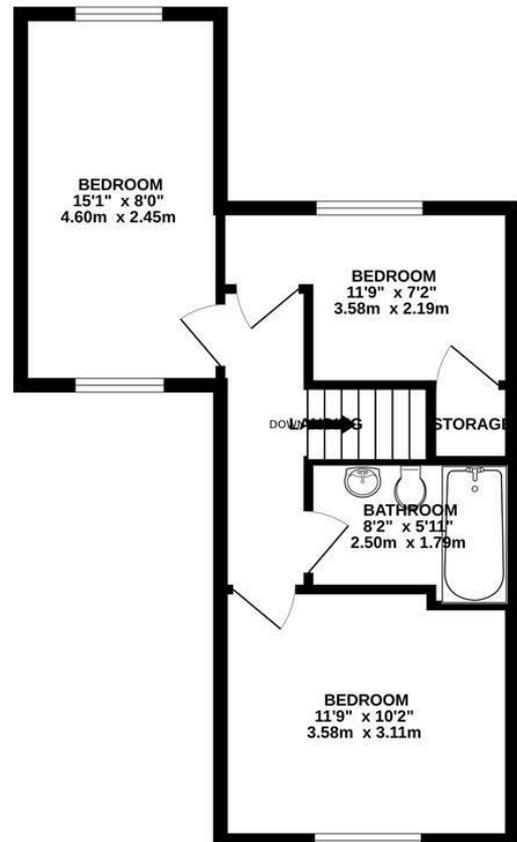
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements