



HUNTERS[®]
HERE TO GET *you* THERE

£425,000
15 Hartley Close, Chipping Sodbury, Bristol, BS37 6NN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(95-100)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(11-20)		
G	Not energy efficient - higher running costs		
		59	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(11-20)		
G	Not environmentally friendly - higher CO ₂ emissions		
		77	52
England & Wales		EU Directive 2002/91/EC	

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.



Very Well Presented * 3/ 4 Double Bedroom * Detached Family House * Lounge * Dining Room * 3rd Reception/Bedroom * Modern Fitted Kitchen * Cloakroom * Modern White Bathroom * Gas Central Heating * Double Glazed * Generous Corner Plot * Southerly Facing Enclosed Rear Garden * Gardens to the Front With Extensive Off Road Parking * Epc Rating D

ENTRANCE

Double glazed door into entrance hall. Oak flooring, radiator, door to playroom, cloakroom, lounge and kitchen. Stairs to first floor.

CLOAKROOM

Double glazed window to side, concealed cistern WC, wash hand basin with mixer tap, radiator, plumbing for automatic washing machine, space for tumble dryer.

LOUNGE

4.85m (15' 11") x 3.58m (11' 9") (4.85m (15' 11") x 3.58m (11' 9"))

Double glazed window to front, open feature fire, radiator, TV point, coving, wall lights, wood effect flooring

KITCHEN

3.73m (12' 3") x 2.79m (9' 2") (3.73m (12' 3") x 2.79m (9' 2"))

Double glazed window and door to rear, range of modern wall, drawer and base units with wood effect work surface over under lighting, electric oven and hob with extractor hood over, integrated dishwasher, one and half bowl sink with part tiled walls, space for fridge/freezer, door to dining room, oak flooring, radiator.

DINING ROOM

3.61m (11' 10") x 2.57m (8' 5") (3.61m (11' 10") x 2.57m (8' 5"))

Double glazed doors to patio area, radiator, oak flooring.

3RD RECEPTION/BEDROOM

5.16m (16' 11") x 2.34m (7' 8") (5.16m (16' 11") x 2.34m (7' 8"))

Double glazed window to front, oak flooring, double radiator, cupboard housing Worcester boiler.

FIRST FLOOR LANDING

Double glazed feature window to side and double glazed window to front, access to loft space, radiator, doors to all bedrooms and bathroom.

BEDROOM ONE

4.44m (14' 7") x 3.78m (12' 5") (4.44m (14' 7") x 3.78m (12' 5"))

Double glazed windows to rear, two radiators.

BEDROOM TWO

3.86m (12' 8") x 3.00m (9' 10") (3.86m (12' 8") x 3.00m (9' 10"))

Double glazed window to rear, radiator, built in wardrobes.

BEDROOM THREE

3.30m (10' 10") x 2.87m (9' 5") (3.30m (10' 10") x 2.87m (9' 5"))

Double glazed window to front, radiator, built in wardrobes.

BATHROOM

2.46m (8' 1") x 2.44m (8' 0")

Double glazed window to front, panelled bath with shower extension to the tap, shower cubicle, radiator, vanity wash hand basin with storage under work surface over, low level WC, part tiled walls, ceiling spotlights. wood effect flooring.

OUTSIDE

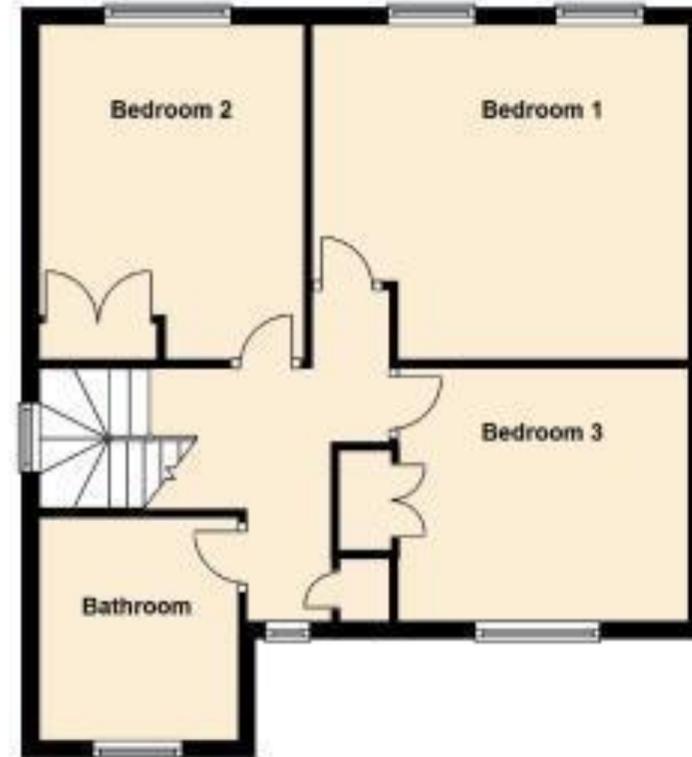
The front is laid to lawn with mature tree and shrub borders and off street parking for several vehicles.

The enclosed private southerly facing rear garden is mainly laid to lawn with mature trees, fruit trees, shrubs and plant borders, two garden sheds and gated access leading to the front.

Ground Floor



First Floor



This floorplan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and should not be relied on. No liability is accepted in respect of any consequential loss arising from the use of this plan
Plan produced using PlanUp.

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.

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