



89 Merlin Way
Chipping Sodbury, Bristol, BS37 6XS

£249,950

Property Features

- NO CHAIN
- THREE GENEROUS BEDROOMS
- GAS CENTRAL HEATING
- PVCu DOUBLE GLAZING
- GARAGE & DRIVEWAY
- CLOAKROOM
- SOUTHERLY FACING REAR GARDEN
- SOUGHT AFTER LOCATION
- CLOSE TO RAYSFIELD SCHOOL
- EARLY VIEWING ADVISED

Full Description

ENTRANCE

PVCu double glazed front door with glazed panel with obscure glass.

HALLWAY

Stairs to first floor, under stairs storage cupboard, double panel radiator.

LOUNGE

11' 1" x 12' 9" (3.38m x 3.89m)

PVCu double glazed full length window overlooking front of property and open green area, feature brick fireplace with open fire, 2 x wall lights, dado rail, glazed panel doors to hallway and dining room.

KITCHEN

10' x 8' 3" (3.05m x 2.51m)

PVCu double glazed window to the rear, PVCu obscure double glazed door to the side, wall mounted gas boiler, range of wall and base units with rolled edge work surfaces and tiled splash backs, stainless steel double drainer sink unit, plumbing for an automatic washing machine, space for a fridge, space for an electric cooker, opening into the dining room.

DINING ROOM

17' 4" x 8' 9" narrowing to 5' 9" (5.28m x 2.67m)

PVCu double glazed sliding patio doors to the rear garden, PVCu double glazed window to the rear, double radiator, door into the cloakroom.

CLOAKROOM

6' 2" x 2' 8" (1.88m x 0.81m)

PVCu double glazed window with obscure glass to the rear, close coupled WC, inset vanity wash hand basin with tiled



splash backs.

LANDING

PVCu double glazed window with obscure glass to side, access to loft, partially boarded with pull down ladder and light.

BEDROOM ONE

12' 10" x 9' 9" (3.91m x 2.97m)

PVCu double glazed window overlooking open green area, double panel radiator, fitted wardrobes providing hanging and shelving.



BEDROOM TWO

9' 9" x 10' 3" (2.97m x 3.12m)

PVCu double glazed window overlooking rear of property, radiator.



BEDROOM THREE

8' 10" maximum x 7' 9" maximum (2.69m x 2.36m)

PVCu double glazed window overlooking front of property, double panel radiator, deep over stairs cupboard providing hanging and shelving.



BATHROOM

PVCu double glazed window with obscure glass, bathroom suite comprising panelled bath with tiled surround, fitted sink unit with sink, back to wall W.C, double panel radiator, partially tiled walls, airing cupboard with linen shelving and hot water tank.



FRONT OF PROPERTY

Lawned area leading to green and pathways providing pedestrian access to local amenities, path to front door.

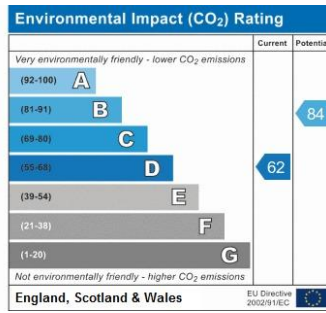
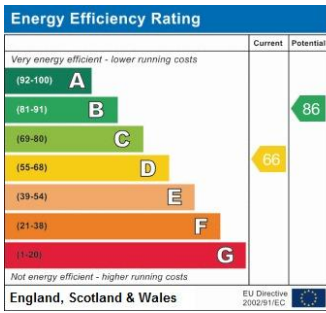
REAR GARDEN

Fully enclosed, mainly laid to lawn, borders with small plants and trees, patio area, wooden gate leading to parking area and single garage.

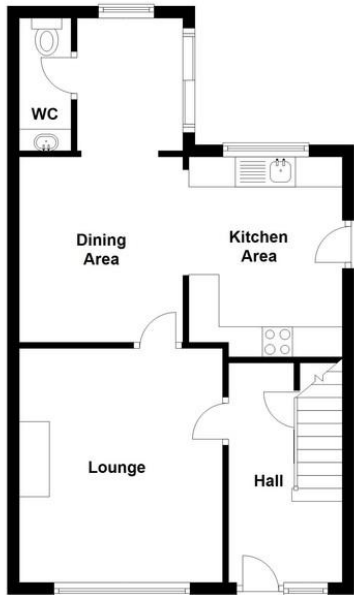
SINGLE GARAGE

With up and over door, power and light.

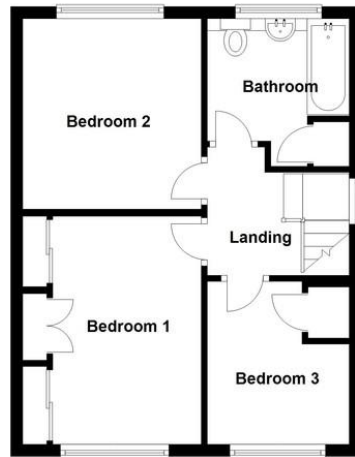




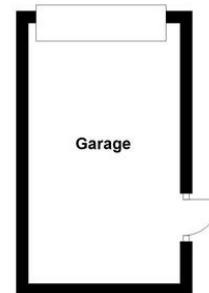
Ground Floor



First Floor



Outbuilding



Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no