



£415,000

Jenner Close

Chipping Sodbury, BS37 6NL



## PROPERTY SUMMARY

The home opens with a welcoming hallway that leads through to a bright living room featuring a gas fireplace. From here the layout flows naturally into the kitchen and onward to a family dining room with doors and views overlooking the rear garden. Off the kitchen there is a practical utility and cloakroom with its own door providing direct access to the garden. Upstairs offers three well sized bedrooms along with a family bathroom and loft access.

Outside the property benefits from driveway parking for two cars and a front lawn. The rear garden is particularly spacious and private, featuring a patio seating area, lawn and a small pond, making it ideal for both relaxing and entertaining.

3



1



2





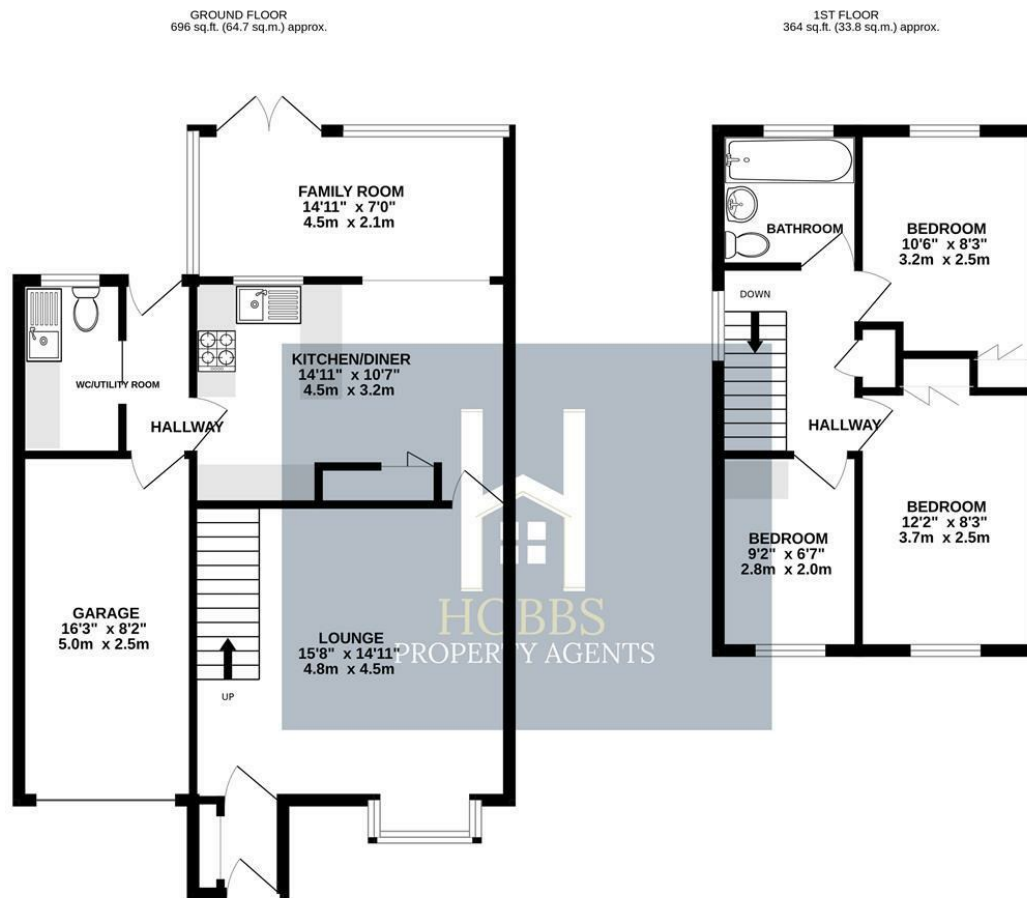












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements



## OFFICE DETAILS

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