



£325,000

Wisteria Avenue

Chipping Sodbury, BS37 6HL

PROPERTY SUMMARY

The property is approached via an entrance porch which leads into the welcoming hallway, with access to the principal rooms and stairs rising to the first floor.

To the left is a spacious living room with a log burner and a window overlooking the front garden. The living room leads through into the dining room and then into the conservatory, which provides a versatile additional reception space that could be used as a family room or sitting area. The kitchen is conveniently positioned off the hallway and offers plenty of storage, good worktop space and room for appliances. A side door provides direct access into the garden. Upstairs, there are two good sized double bedrooms, together with a further well proportioned single bedroom. The family bathroom serves all three bedrooms, and there is also loft access with potential for conversion, subject to the necessary planning permissions and consents.

Outside, the mature rear garden offers a good degree of privacy and features a patio area, lawn and established planting. To the rear, there is parking along with a garage, providing useful additional storage and off street parking.

3



1



2



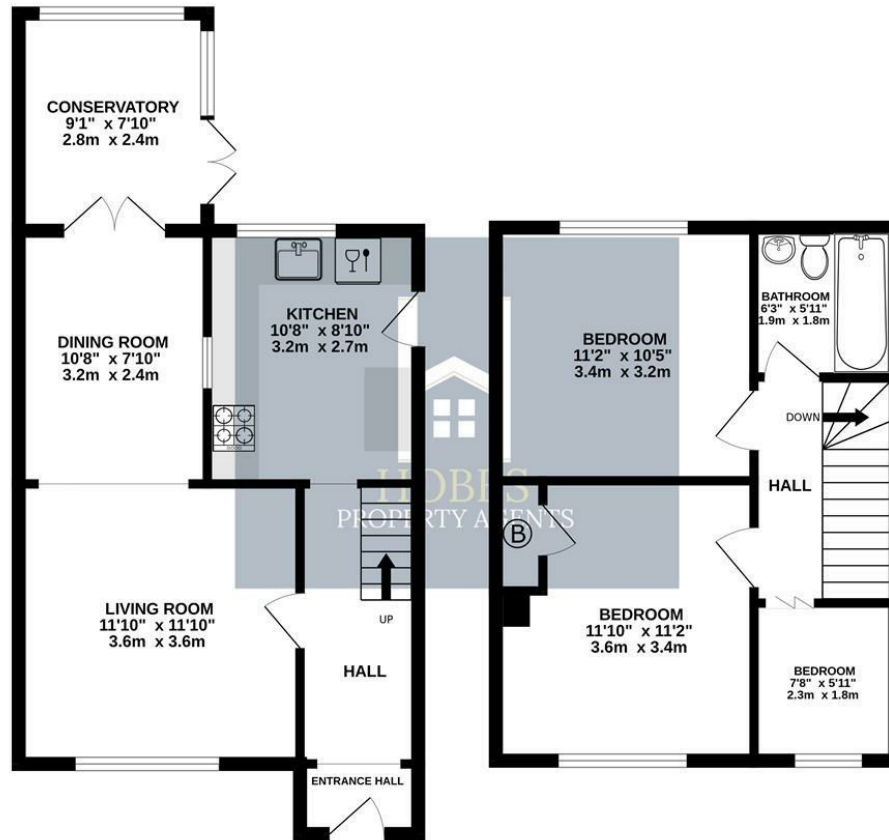






GROUND FLOOR
462 sq.ft. (43.0 sq.m.) approx.

1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.7 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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LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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