



HADERA IRON ACTON

Period 3 bedroom cottage set within the heart of the popular village of Iron Acton, offered for sale as the current owner is downsizing after 53 years!

The property is located on the High Street, on the west side of the village and provides any new owners the opportunity to place their own mark on it. The accommodation includes porch, entrance hall, sitting room, kitchen, dining room, 3 bedrooms and family bathroom. Outside is a useful garden store that's attached to the back of the property plus an enclosed rear garden with well stocked flower beds/borders to keep any green fingers happy. The seller might consider breaking the chain depending on timescales and situation of anyone interested, please ask the agents for further details.

£375,000



COUNTRY
PROPERTY

Hadera, High Street, Iron Acton, South Gloucestershire, BS37 9UG

🌿 Village Location 🌿 3 Bedrooms & Bathroom 🌿 Enclosed Rear Garden 🌿 Character Property 🌿 Period Features 🌿
Sitting Room 🌿 Kitchen & Dining Room 🌿 Energy Efficiency Band F

Iron Acton is a Conservation village surrounded by Green Belt and bypassed by the B4059. It is a very popular and well regarded village of historical interest with two public houses, church, Parish Meadow with access to Tennis courts, children's play area, Village Hall and a great community atmosphere. There is also a very well respected Primary school in the village. Iron Acton is located a few miles from Winterbourne, Chipping Sodbury and Yate. The M5 (J14) and M4 (J18) plus Bristol Parkway and Yate rail terminals are all within a few miles drive.



GROUND FLOOR

Porch

Entrance Hall Staircase leading to first floor with storage under, parquet flooring, steps down to further hall area which has space for fridge and freezer, radiator.

Kitchen 6' 11" x 12' 1" (2.11m x 3.68m) Window to rear, range of wall and base units with laminated worktops over, part tiling to walls, single drainer bowl sink unit, space for cooker, plumbing for washing machine and dish washer, space for tumble dryer, tiled floor, radiator, door leading to rear garden.

Dining Room 13' 2" max x 12' 1" (4.01m x 3.68m) French doors leading to rear garden, fireplace with electric fire, behind the fire is an oil fired back boiler set within the fireplace, airing cupboard housing hot water cylinder, radiator.

Sitting Room 12' 10" x 12' 11" (3.91m x 3.94m) Sash window to front with window seat, exposed stone fireplace with open fire, radiator.

FIRST FLOOR

Landing Loft access (ladder, mainly insulated)

Bedroom 1 11' 8" x 13' 8" (3.56m x 4.17m) Sash window to front with window seat, built-in cupboards, radiator.

Bedroom 2 14' 11" max x 12' 0" (4.55m x 3.66m)

Window to rear, exposed beams, loft access, radiator.

Bedroom 3 9' 1" max x 10' 1" max (2.77m x 3.07m)

Sash window to front with window seat, radiator.

Bathroom 5' 11" x 12' 0" (1.80m x 3.66m) Window to rear, low level WC, hand basin, paneled bath, separate shower cubicle with electric shower over, part tiling to walls, radiator, electric warm air heater.

OUTSIDE

Front Garden Walled area providing storage for bins and access to porch behind pedestrian gate.

Garden Store 4' 0" x 4' 6" (1.22m x 1.37m) Attached to the rear of the house, this is a useful bit of storage, which has power.

Enclosed Rear Garden 12' approx. x 76' approx. (3.66m x 23.16m) Walls form the boundaries, mainly laid to lawn, flower borders, trees and shrubs, exterior lighting, greenhouse, tap, oil tank.

FURTHER DETAILS

Directions Heading out of Yate on the B4058, proceed through the first set of traffic lights at Parkers garden centre and at the next set of traffic lights, turn left into Iron Acton village. Proceed along this road and turn left into the High Street, opposite the White Hart Inn and you'll find the property on your left hand side.

Tenure Freehold

Council Tax Band C

Services Main water, electricity and drainage are connected.

Oil fired back boiler.

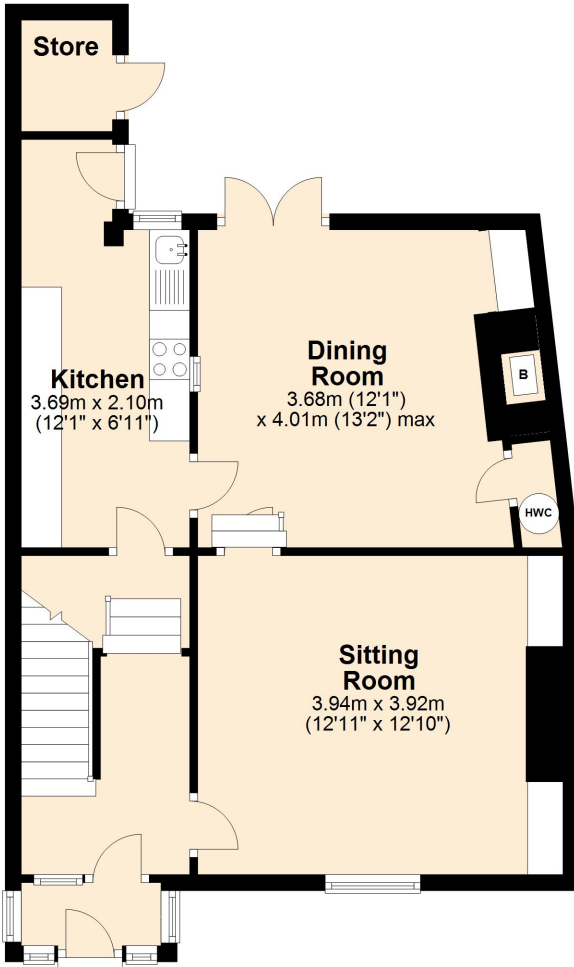


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		83
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)	21	
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



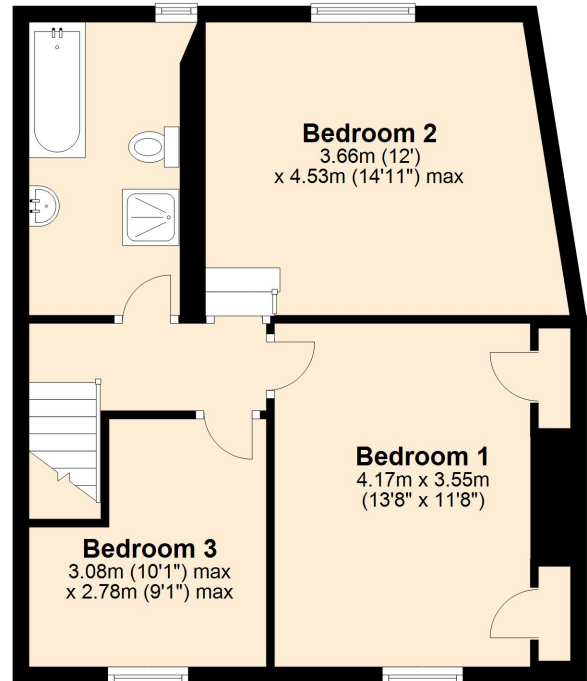
Ground Floor

Approx. 57.3 sq. metres (616.3 sq. feet)



First Floor

Approx. 52.7 sq. metres (567.7 sq. feet)



Total area: approx. 110.0 sq. metres (1184.0 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.



COUNTRY
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