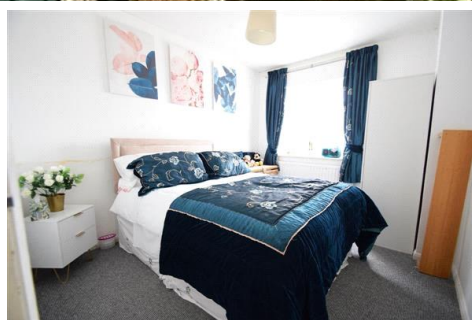




01454 326846

contact-us@mwfarringtons.co.uk



RODBOROUGH, YATE, BRISTOL

£325,000 Freehold

Set in highly popular Yate Location, with a substantial plot, we proudly offer this three bedroom, end of terrace bungalow, with sizeable garden space, invaluable parking and garage and all the benefits of no onward chain! Call our office to arrange your viewing today.

SSTC

- End of Terrace
- Bungalow
- Central Yate location
- Popular location close to local amenities
- Three bedrooms
- Ample parking and Garage
- Substantial Garden Plot
- Gas central heating system
- Double Glazing

Situated in a highly popular location of Yate, bordering green space, local shop, family play area and primary school, we welcome a much sought after three bedroom, end of terrace bungalow which has come to the market with no onward chain! On entering the property you are welcomed by an open entrance hallway with ample storage space, three sizeable double bedrooms, large and spacious bathroom with separate bath and shower cubicle, a generous kitchen space and large, comfy living area with bay window to front and neutral decor.

Outside; the bungalow is blessed with an expansive and impressive garden plot complete with lawn space, stone borders and garden shed.

Further benefits include driveway parking and useful garage storage.

A versatile and generous home, full of potential and plenty of room for a growing family, call our office today to arrange your viewing.

Council Tax Band: Band B

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Kitchen

Sizeable kitchen with range of base and eye level units

Lounge

comfortable lounge area with bay window and neutral decor.

Bedroom 1

Double bedroom with dual aspect

Bedroom 2

Double bedroom with view of the rear garden plot.

Bedroom 3

Double bedroom with tasteful decor

Bathroom

Sizeable bathroom with separate bath and shower cubicle.

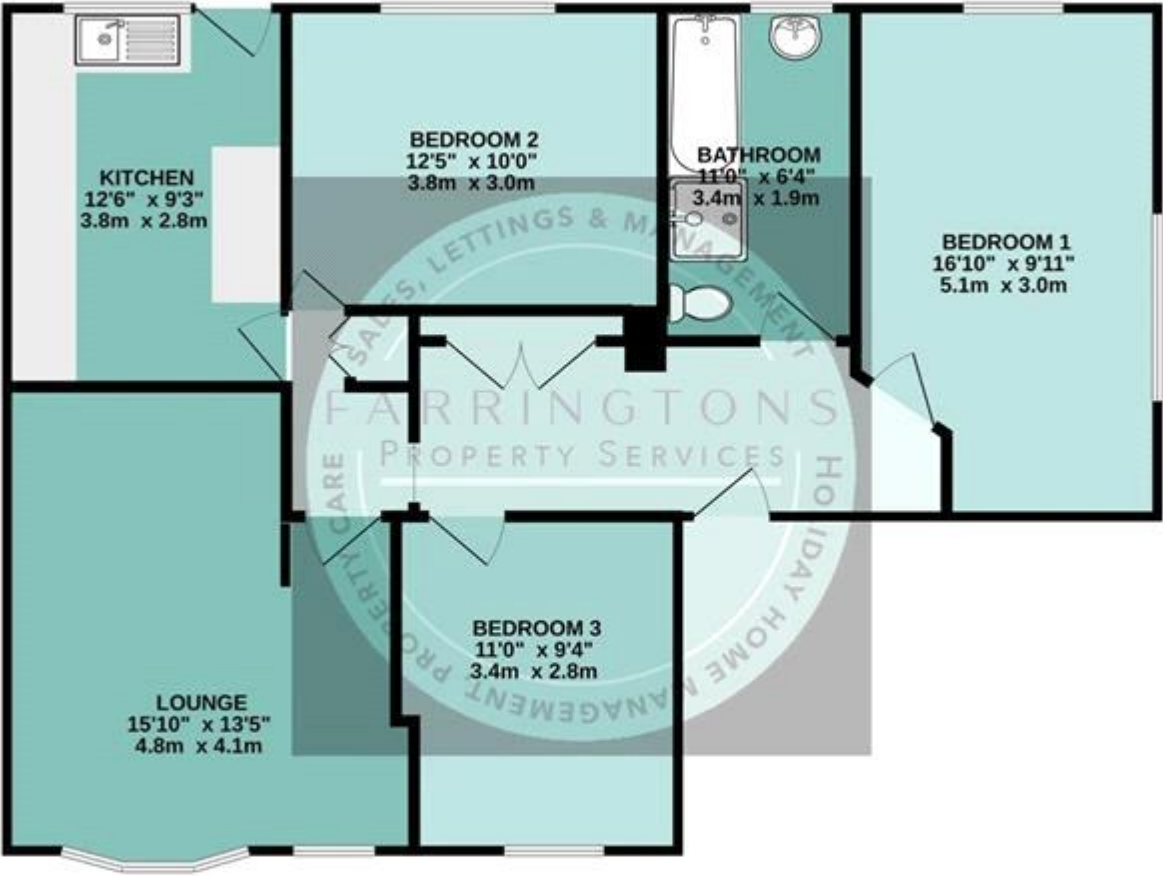
Garage

garage situated to the rear of the property.



RODBOROUGH, YATE, BRISTOL
£325,000 Freehold

GROUND FLOOR
881 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA: 881 sq.ft. (81.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.