



RODBOROUGH, YATE, BRISTOL

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.

£325,000 Freehold | 3 bedroom bungalow for sale





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

- 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
- No Onward Chain

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

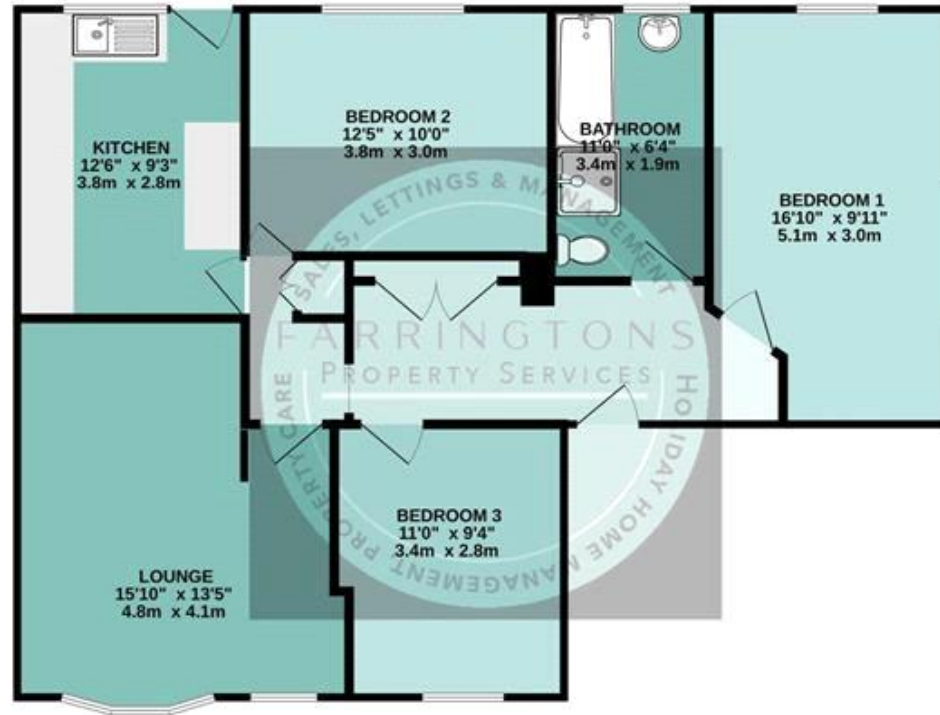
Sizeable bathroom with separate bath and shower cubicle.

Garage

garage situated to the rear of the property.



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.
 Made with Heringer 1/2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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.

Viewing by appointment only
 Farringtons Property Services LTD
 70 Rounceval Street, Chipping Sodbury, Bristol, Gloucestershire BS37 6AR
 Tel: 01454 326846 Email: neil@mfarringtons.co.uk Website: www.movewithfarringtons.co.uk/

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