



01454 326846

contact-us@mwfarringtons.co.uk



RODBOROUGH, YATE, BRISTOL

£272,000 Freehold

Offered with no onward chain this fabulous two bedroom terraced home located in a popular location of Yate is readily available to view.

SSTC

- No Onward Chain
- Terraced home
- Popular location of Yate
- Well Presented Property
- Close to Local Amenities and Schools
- Close by to local transport routes
- Two bedrooms
- Garage and parking

A truly wonderful property situated in a popular location of Yate, close to local public transport routes and amenities, this two bedroom terraced property has been vastly improved by the current owner and could be a fantastic first home or investment purchase.

The ground level is home to a spacious and modern lounge and a newly refurbished Kitchen/diner with modern gloss units, ample dining space and doors leading out to the private rear garden.

Upstairs, you will find two sizeable bedrooms, integral storage space housing the gas boiler and modern family bathroom with white contemporary suite.

Outside; the south facing garden is a vibrant mix of seating patio and lawn area, with established borders and a tasteful scattering of stone chippings.

Further benefits include a useful garage, gated driveway parking and NO ONWARD CHAIN!

This superb home is sure to be popular, call today to arrange your exclusive viewing.

Council Tax Band: Council tax band B

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Lounge

A spacious and modern lounge area, with under-stairs storage and views overlooking the front garden.

Kitchen/diner

A modern Kitchen/Diner with high gloss base and eye level units, some integral appliances, ample space for a dining room table and doors leading out to the rear garden.

Bedroom 1

A tastefully decorated bedroom with dual aspect view of the front garden and space to house a double bed and wardrobe.

Bathroom

A contemporary style family bathroom with white suite, double shower unit and modern sink basin with useful storage space beneath.

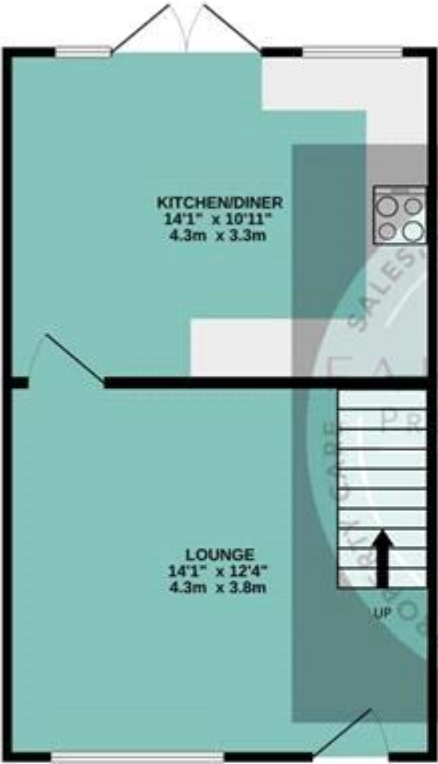
Bedroom 2

A sizeable single bedroom with views overlooking the garden.

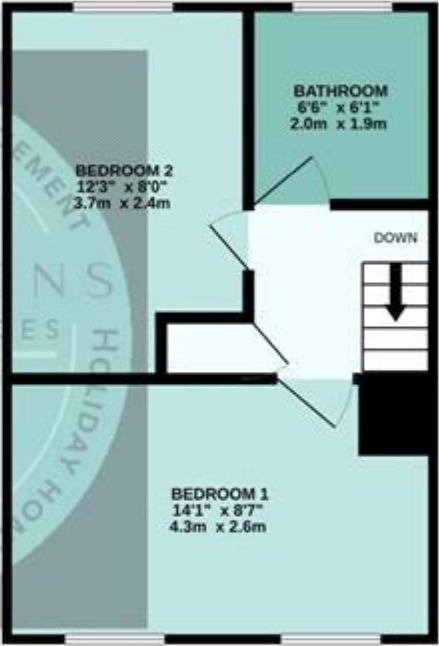


RODBOROUGH, YATE, BRISTOL
£272,000 Freehold

GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.2 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 Metropix ©2024

| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | 81 | 95 |
| (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.



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.