



01454 326846

contact-us@mwfarringtons.co.uk



RODBOROUGH, YATE, BRISTOL

SSTC

£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.

- 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

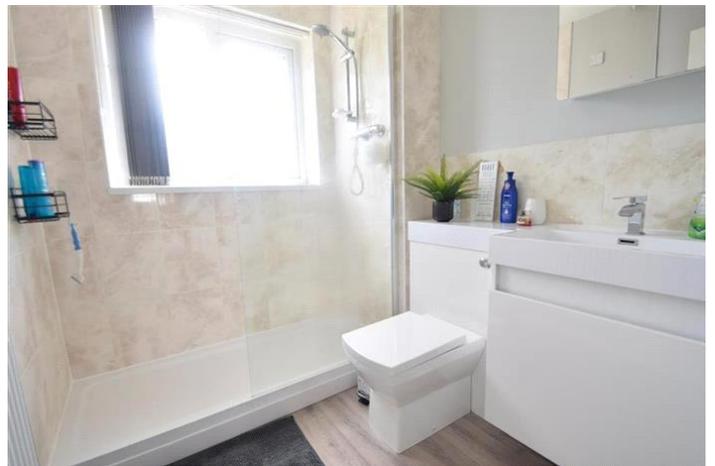
A tastefully decorated bedroom with dual aspect view of the front garden and space to house a double bed and wardrobe.

Bathroom

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

Bedroom 2

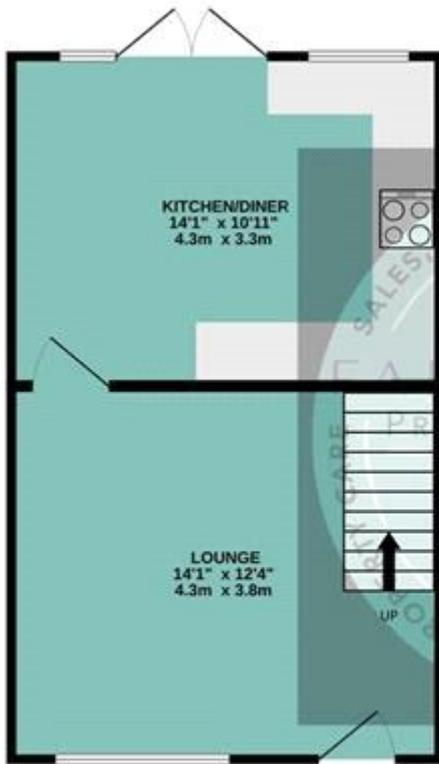
A sizeable single bedroom with views overlooking the garden.



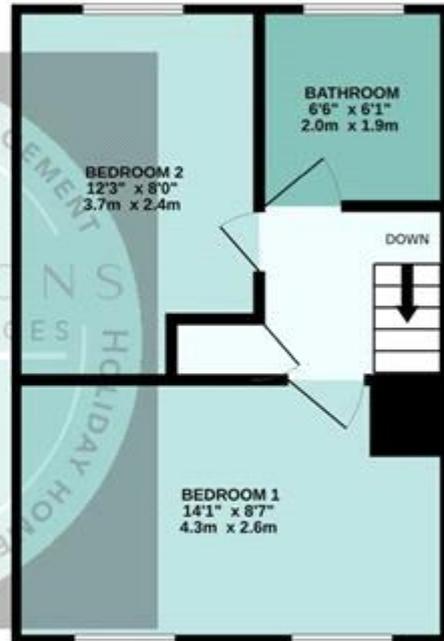
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GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92-100) A			
(81-91) B		81	
(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.



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