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## RODBOROUGH, YATE, BRISTOL

### OIEO £260,000 Freehold

**SSTC**

In a sought after location with no onward chain, this two bedroom property in Rodborough is readily available to view and not to be missed!

- No Onward Chain
- Terraced home
- Great location
- Two Double Bedrooms
- Well Presented Property
- Garage and Off Street Parking
- Gas central heating and Double glazing
- Private Rear Garden

No need to compromise with this well presented, terraced home, situated in the ever popular location of Rodborough. This wonderful home offers, two double bedrooms, garage and parking and a sunny aspect garden all with the added bonus of being no onward chain! Close by to local transport links, amenities and Schools this could be a fantastic first home or investment property for the future. Inside the home you're welcomed into a spacious lounge with under-stairs storage space, a modern, and stylish kitchen with underfloor heating and ample storage and worktop space, and a added bonus of useful conservatory with views of the rear garden allowing plenty of light and access to the outside. Upstairs, the property is blessed with two double bedrooms, with some integral wardrobe space and a three piece contemporary bathroom suite. The garden is a low maintenance and tranquil retreat, complete with decking seating area, all weather artificial grass, pretty planter border and access to the rear parking and garage facilities. The property further benefits from a single garage, driveway parking, double glazing and gas central heating. A sought after home in a peaceful, and popular location; don't hesitate to contact us to arrange your exclusive viewing of this fabulous property.

Council Tax Band: Band B  
Tenure: Freehold

### **Lounge**

An open lounge space with plenty of light, access to the Kitchen/diner and stairs rising to the upper level.

### **Kitchen/diner**

A modern Kitchen/diner with plenty of base and eye level units, access to extra storage cupboard, under floor heating, gas hob and access to the conservatory with views over the rear garden.

### **Conservatory**

A useful conservatory space with a surround view of the rear garden and access to outside.

### **Bedroom 1**

A double bedroom with views to the front of the property.

### **Bedroom 2**

A double bedroom with integral wardrobe space.

### **Bathroom**

A modern three piece bathroom suite, with shower over bath, L shape contemporary bath and under sink storage cupboards.

### **Garage**

A single garage fitted with up and over door, located at the rear of the property.

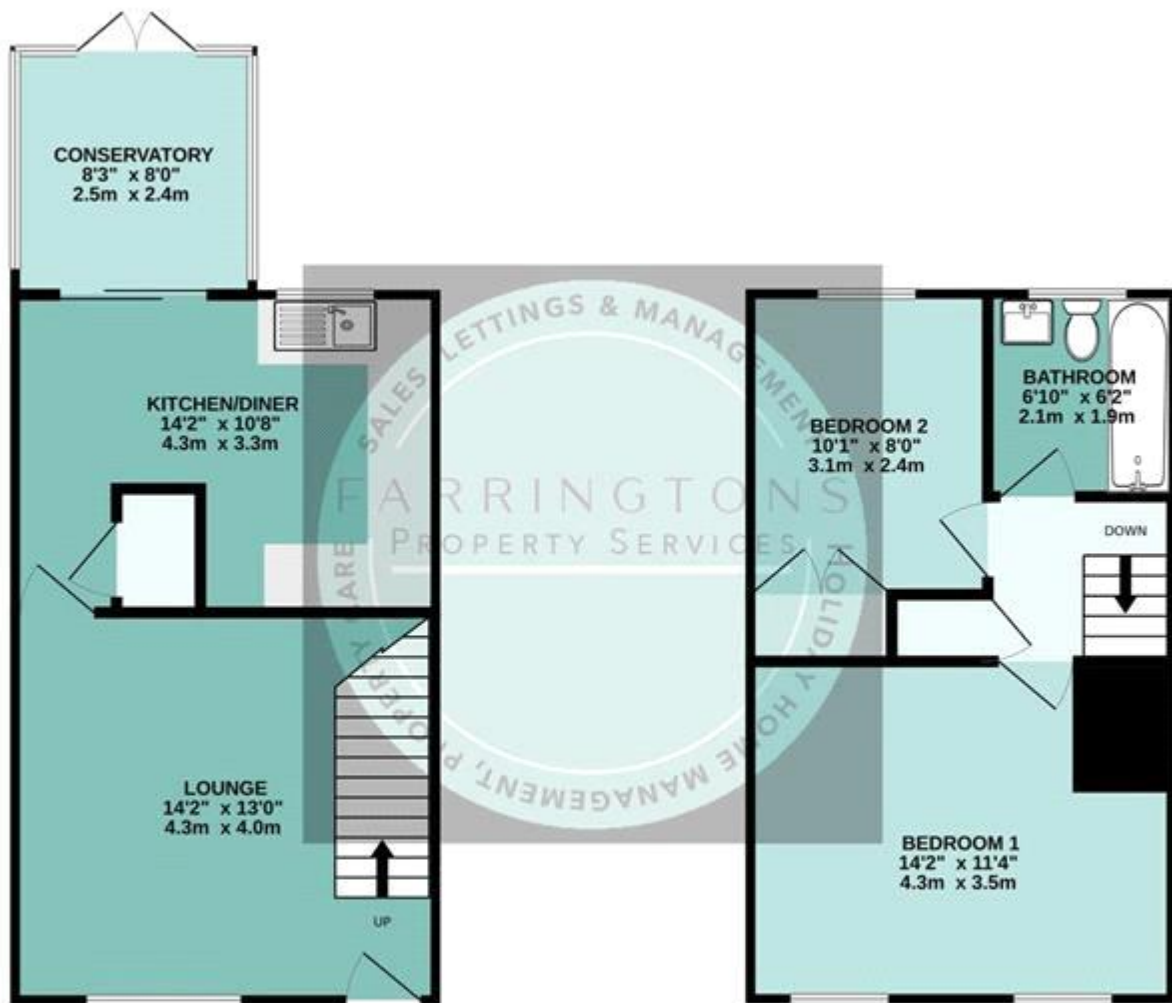




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GROUND FLOOR  
402 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 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) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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