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## RODBOROUGH, YATE, BRISTOL

**£279,995** Freehold

Nestled within a quiet cul-de-sac location this well presented two bedroom terraced home is fabulous addition to the property market with everything you need close at hand and with all the benefits of no onward chain!

- No Onward Chain
- Two Bedroom Terraced Home
- Well Presented Throughout
- Cul-de-sac location
- Close to Local Amenities and Schools
- Popular location of Yate
- Off Street Parking and Garage

Well presented and offered with no onward chain this two bedroom terraced property is a fantastic future home that has been heavily updated by the current owner.

Situated in a sought after cul-de-sac location, in a quiet and peaceful area, with close links to Yate Shopping Centre, Schools and public transport no.41 has everything to offer.

On entering the property you are welcomed into a bright and tastefully decorated living space with stairs rising to the upper level and access into the kitchen/diner.

Moving through to the Kitchen you are blessed with a generous space with modern units, plenty of storage, breakfast bar seating area and access outside to the private garden.

Upstairs the property is home to two spacious double bedrooms and a modern family bathroom, complete with a white contemporary suite, and sizeable corner bath with over head shower.

Outside the property; this immaculate home offers a low maintenance, sunny aspect garden with patio seating area; perfect for outside entertaining and some green space along with gateway entry to the parking and single garage.

A property without compromise with plenty to offer that has been vastly improved.

Call our office today to arrange your exclusive viewing of this superb home.

Council Tax Band: B

Tenure: Freehold

### **Living room**

A tastefully decorated and light room with views to the front of the property, access to the Kitchen and stairs rising to the first floor.

### **Kitchen/diner**

A stylish kitchen diner with contemporary units and plenty of base and eye level units, complete with breakfast bar area and access to the private rear garden.

### **Bedroom 1**

A double bedroom with built in storage and views to the front of the property.

### **Bathroom**

A family bathroom with insulated walls, contemporary white suite, corner bath with over head shower and under sink storage.

### **Bedroom 2**

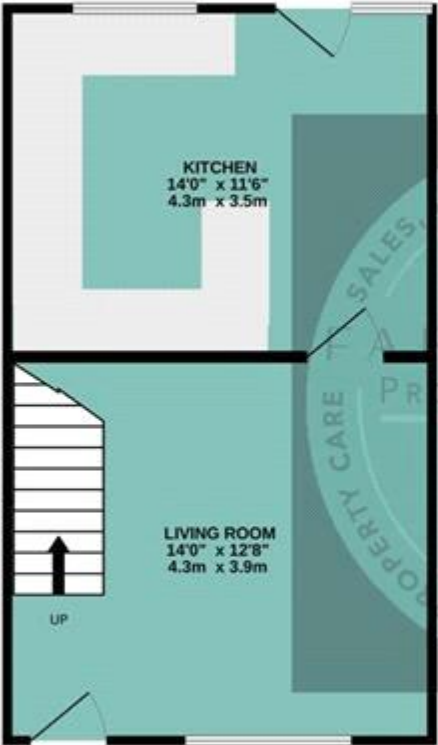
A generous second bedroom that has been extended upon removal of an upstairs cupboard, with space for a double bed and views over looking the rear garden.



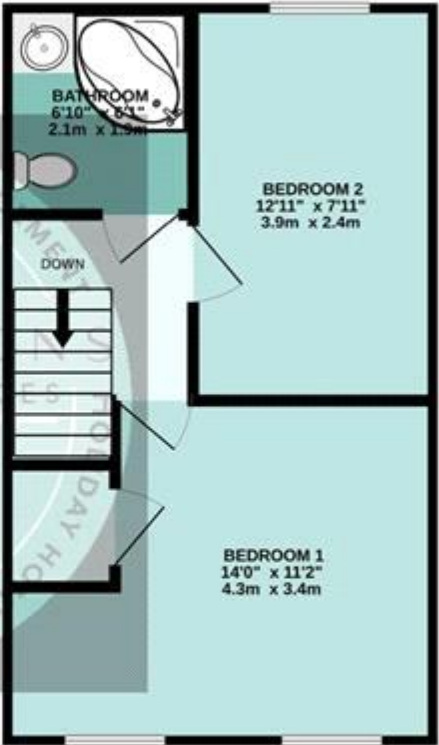


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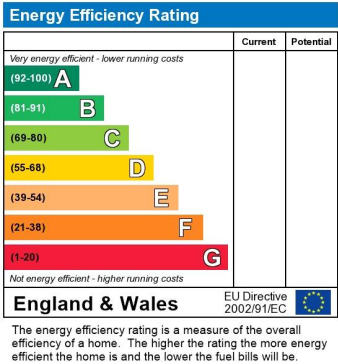
GROUND FLOOR  
337 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq ft. (62.7 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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