



Rogers Close, Bristol, BS39 5RU

£345,000

- Energy Rating - TBC
- Sought After Location
- NO ONWARDS CHAIN
- Ample Parking & Garage
- Good Size Garden
- Well Presented Throughout
- Close Commuting Distance To The City Of Bristol
- Tenure - Freehold
- Council Tax - C
- Spacious Family Home

Discover this spacious family home in Clutton, conveniently located within easy travel distance to Bath and Bristol. BARONS are delighted to present this well-maintained property, featuring ample parking and a generously sized rear garden. The ground floor boasts a comfortable living room, a kitchen/dining room, a utility room, and a cloakroom. Upstairs, you will find three bedrooms, two of which are DOUBLES and a family shower room. The home benefits from gas central heating, UPVC double glazing, and an attached GARAGE & driveway . Don't miss out, Call us today on 01761 411411 to schedule a viewing and avoid disappointment.

Kitchen / Dining Room 10'3" x 17'6" (3.12m x 5.33m)

Living Room 13'3" x 17'7" (4.04m x 5.36m)

Utility 4'11" x 7'11" (1.50m x 2.41m)

WC 2'7" x 5'11" (0.79m x 1.80m)

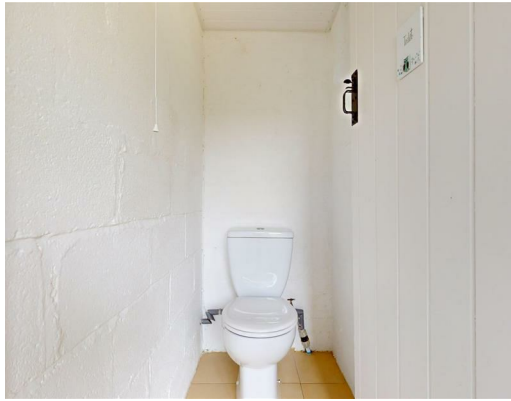
Bedroom One 9'11 x 13'0" (3.02m x 3.96m)

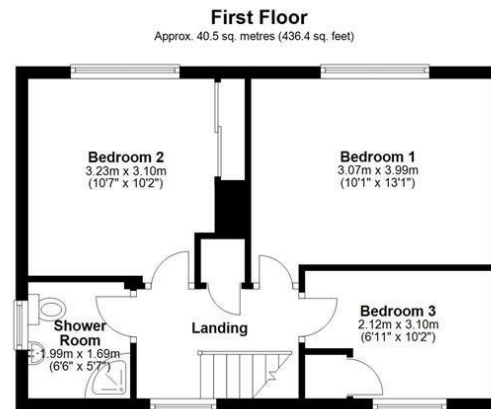
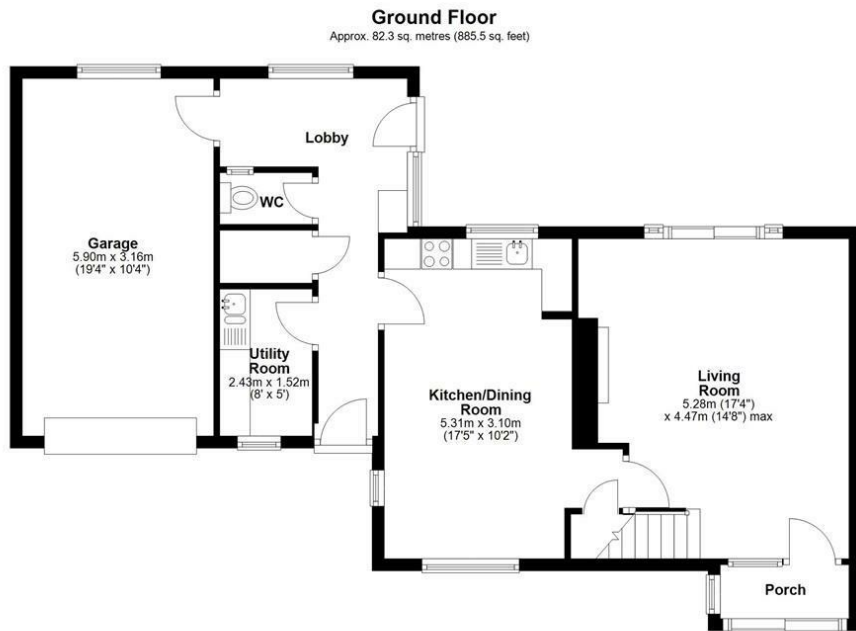
Bedroom Two 10'2" x 10'7" (3.10m x 3.23m)

Bedroom Three 7'1" x 7'7" (2.16m x 2.31m)

Shower Room 5'6" x 6'6" (1.68m x 1.98m)

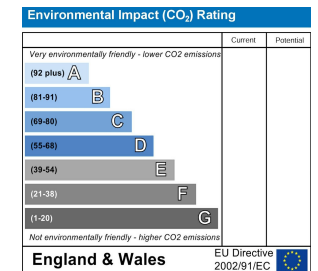
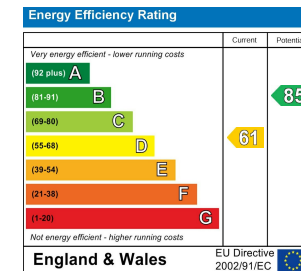
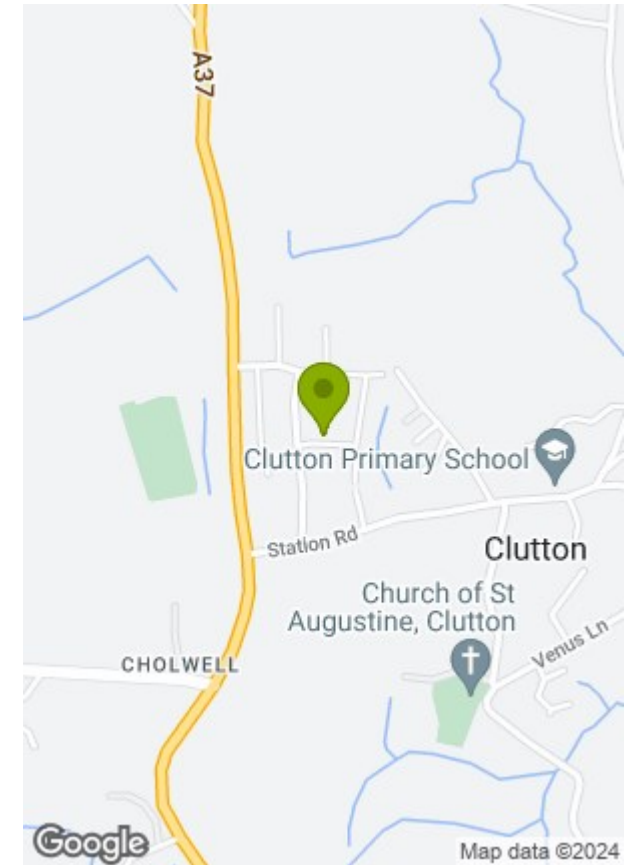






Total area: approx. 122.8 sq. metres (1321.8 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, 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 illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using PlanUp.



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