



COUNTRY
PROPERTY



13 Rodborough

Yate

Guide Price **£250,000**



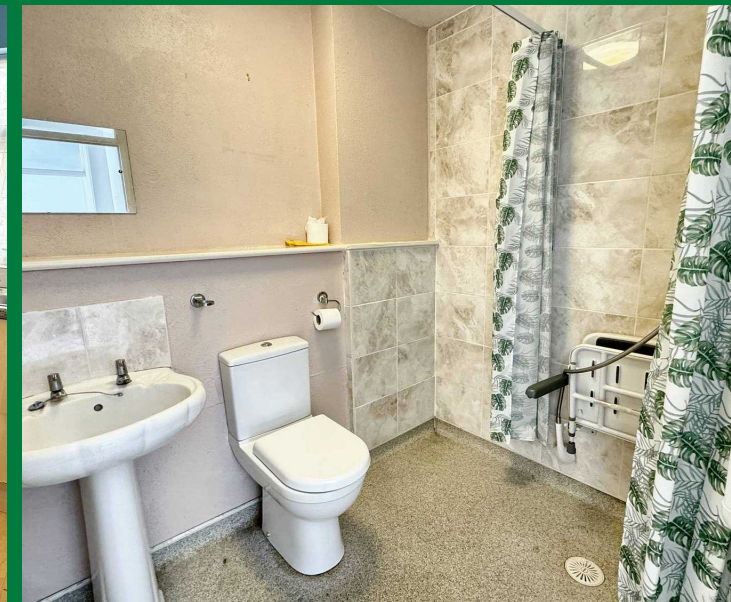
13 Rodborough

Yate, BS37 5ED

Nestled in an established cul-de-sac, this 2-bedroom terraced bungalow is a cosy retreat for those seeking comfort and convenience, with a kitchen dining room overlooking a pleasant rear garden.

The bungalow has been well maintained yet could now do with some updating so the new owner can put their own mark on the décor. The accommodation includes entrance hall, lounge, kitchen dining room, 2 double bedrooms - bed 2 is situated to the front of the property and bed 1 has a view of the garden to the rear. There is a wet room, and airing cupboard housing the a boiler that's only a few years old. Outside, the front and rear gardens provide spaces to unwind and enjoy the summer. Additionally, the property benefits from a single garage and off-road parking at the foot of the garden. This sale comes with no onward chain, making for a smoother transition to your new Home-Sweet-Home! Energy Efficiency Rating to be confirmed.

- Terraced Bungalow
- Lounge
- Kitchen Dining Room
- 2 Bedrooms & Wet Room
- Front & Rear Gardens
- Garage & Off Road Parking
- No Onward Chain
- Energy Efficiency Rating C





Yate

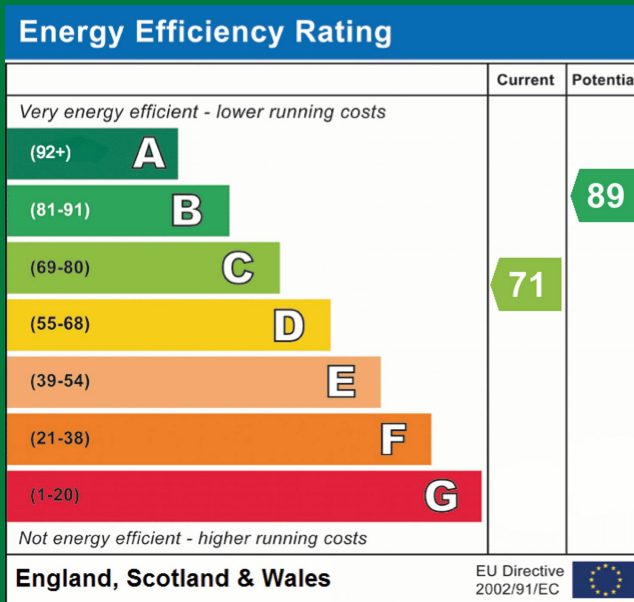
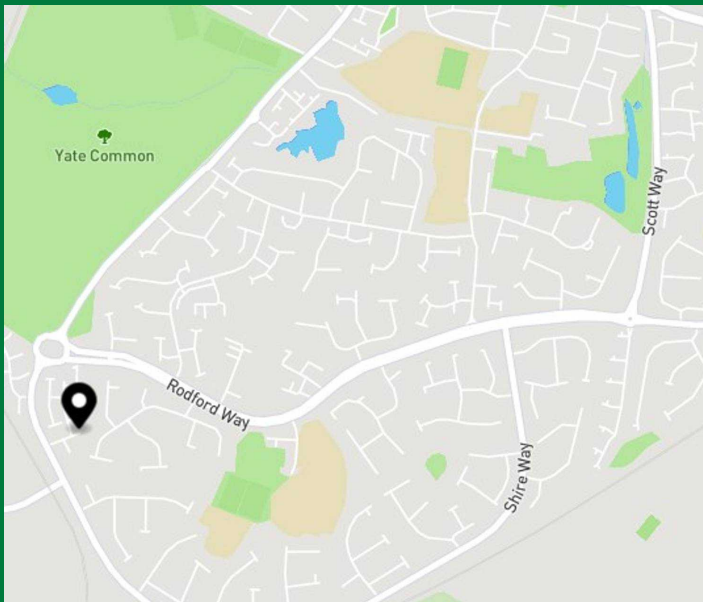
Major corporate investment in Yate has transformed the Shopping Centre into an important business centre with a big Tesco Extra, M&S food, cinema, restaurants, full range of shops, leisure centre, primary and secondary schools, NHS walk-in centre/surgery, and library. Yate Shopping Centre is about 1.5 miles away, with plenty of free parking. The old market town of Chipping Sodbury about 2 miles away, has further artisan shops, Waitrose, award winning butchers and bakers, and many cafes, restaurants and pubs. Bristol and Bath are within about 12 miles, M4 J18 Tormarton - 6 miles, M5 J14 Falfield - 7 miles. Yate Rail Terminal.

2-bed terraced bungalow in South Yate, cul-de-sac location. Well-maintained with potential for updates. Lounge, kitchen dining room, 2 double bedrooms, wet room, garage, off-road parking, gardens. No onward chain.

Council Tax band: B

Tenure: Freehold

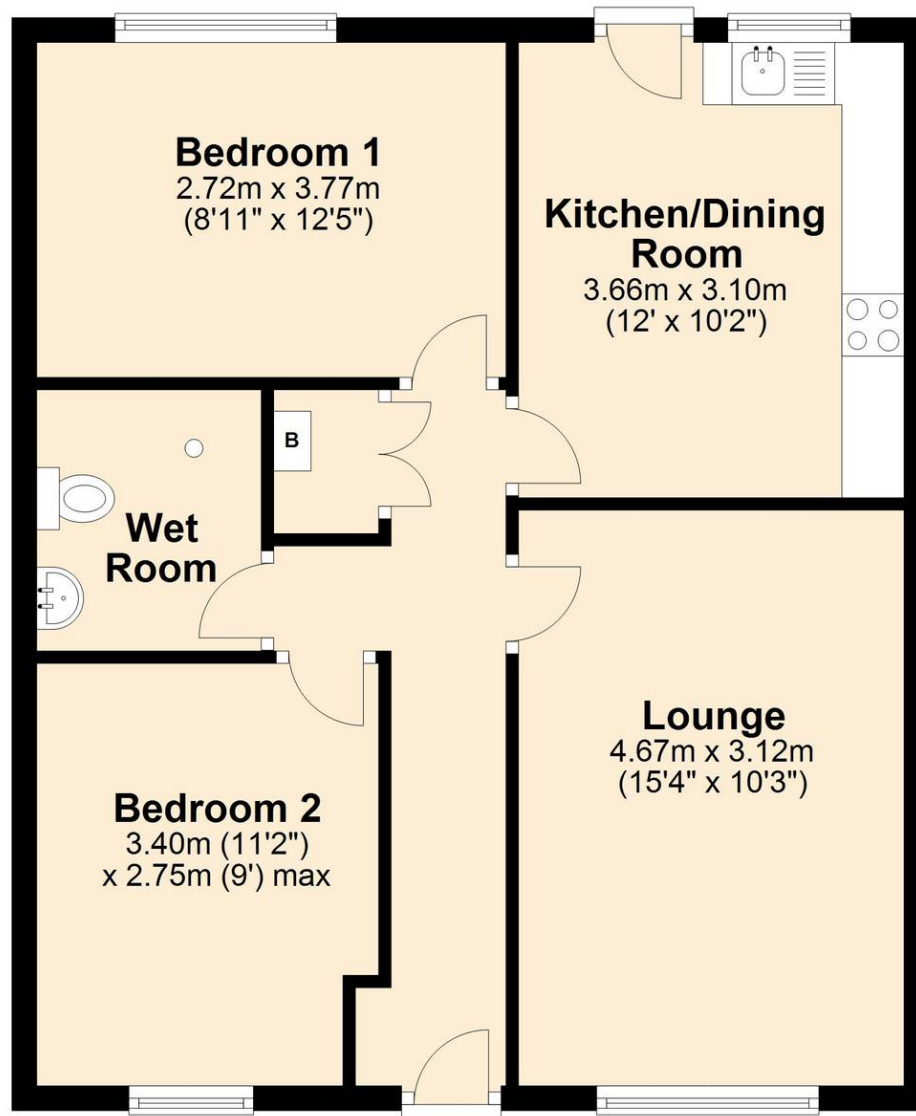
EPC Energy Efficiency Rating: C





Ground Floor

Approx. 58.8 sq. metres (633.3 sq. feet)



Total area: approx. 58.8 sq. metres (633.3 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

This plan does not include any measurements, dimensions, or distances. It is for illustrative purposes only.

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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