



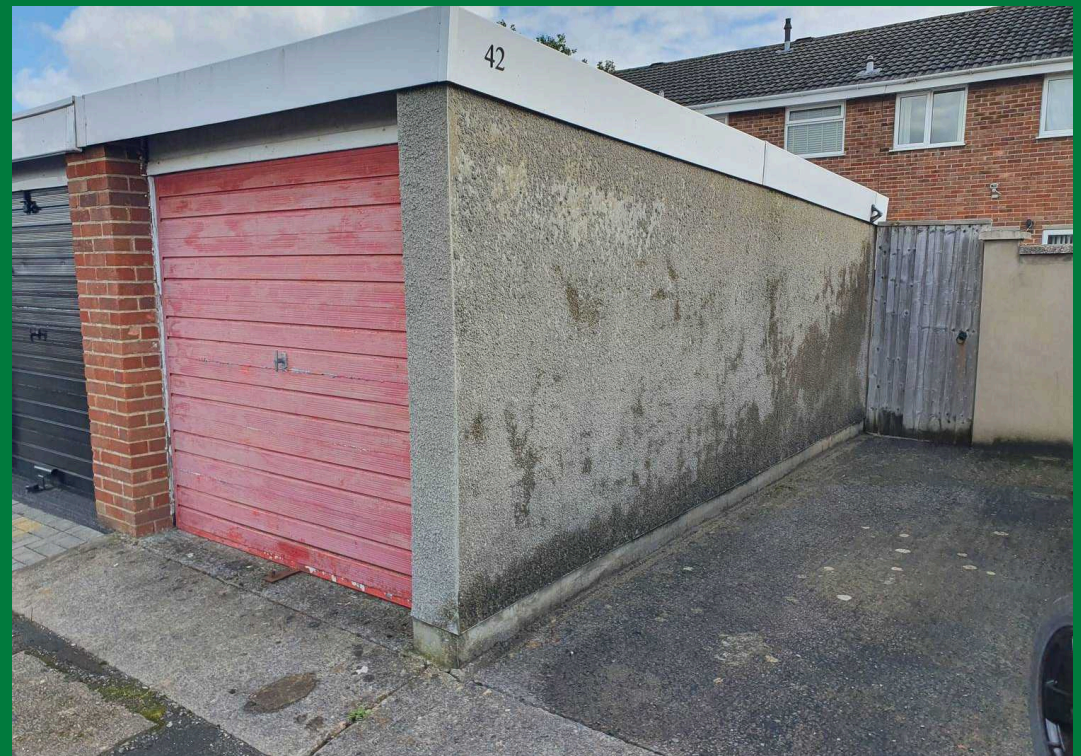
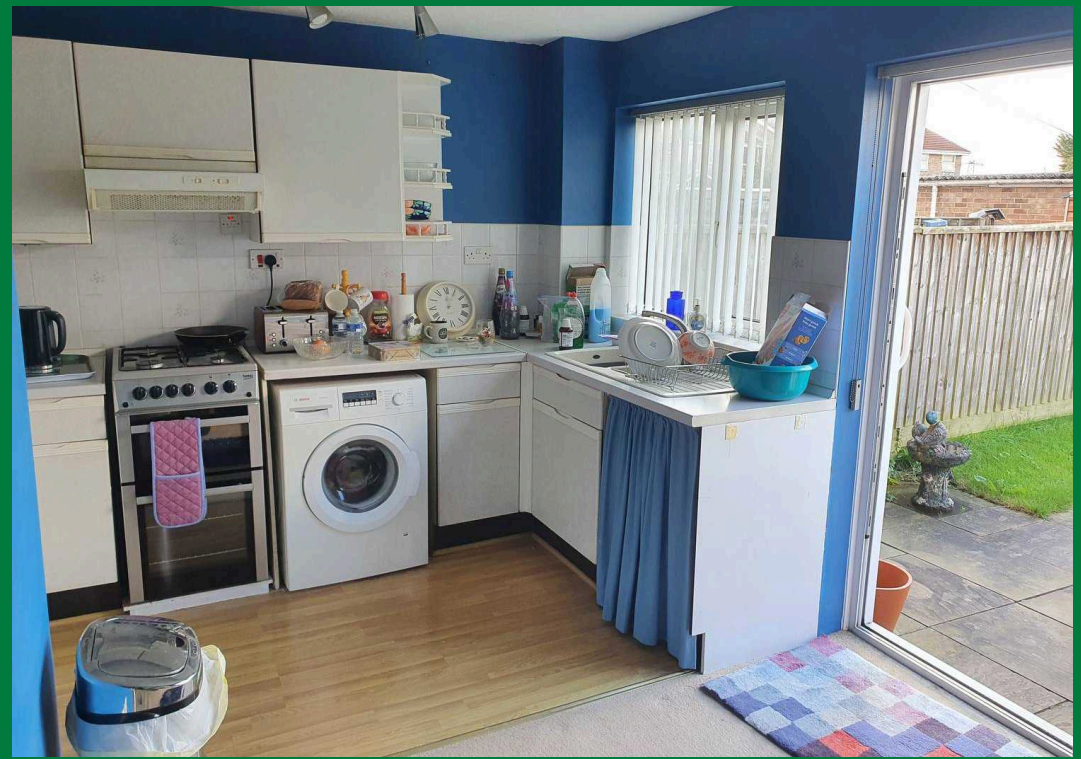
COUNTRY
PROPERTY



42 Rodborough

Yate

£250,000



42 Rodborough

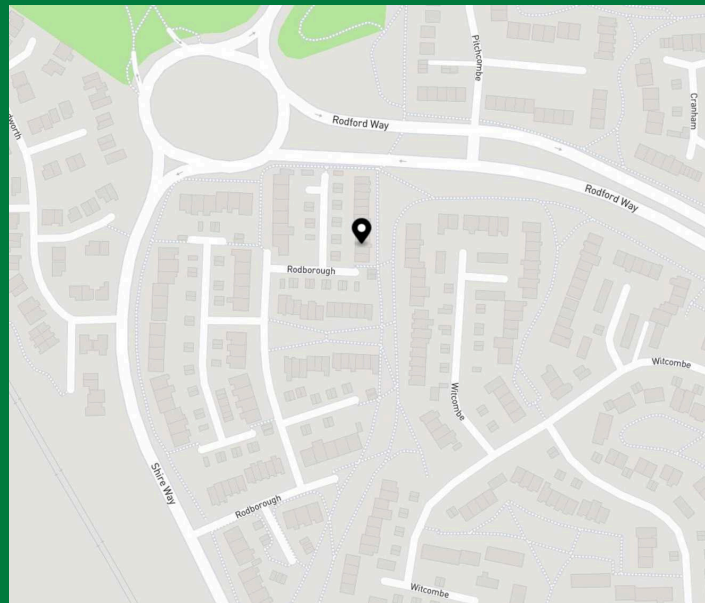
Yate, Bristol, BS37 8SF

Convenient 2 bedroom terraced house with West-facing rear garden, garage in the garden, and porch extension. Located in a sought after road near to Westerleigh Common, there are countryside walks aplenty and a short drive from supermarket, shops and local amenities.

The accommodation is nicely up together and comprises a kitchen diner, separate living room, two bedrooms and a bathroom. To the rear is a lawned rear garden with a patio adjoining the rear of the property, to enjoy those evening barbecues! Offered for sale with no onward chain.

- Pleasant Terraced House
- 2 Bedrooms, 1 Bathroom
- West-Facing Rear Garden
- Single Garage in Garden
- Kitchen Diner
- Convenient Location
- Energy Efficiency Band tbc
- No Onward Chain





Location

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 just a 5 minute walk from the property, with plenty of free parking. The old market town of Chipping Sodbury (under 2 miles drive) 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.

Council Tax band: B

Tenure: Freehold

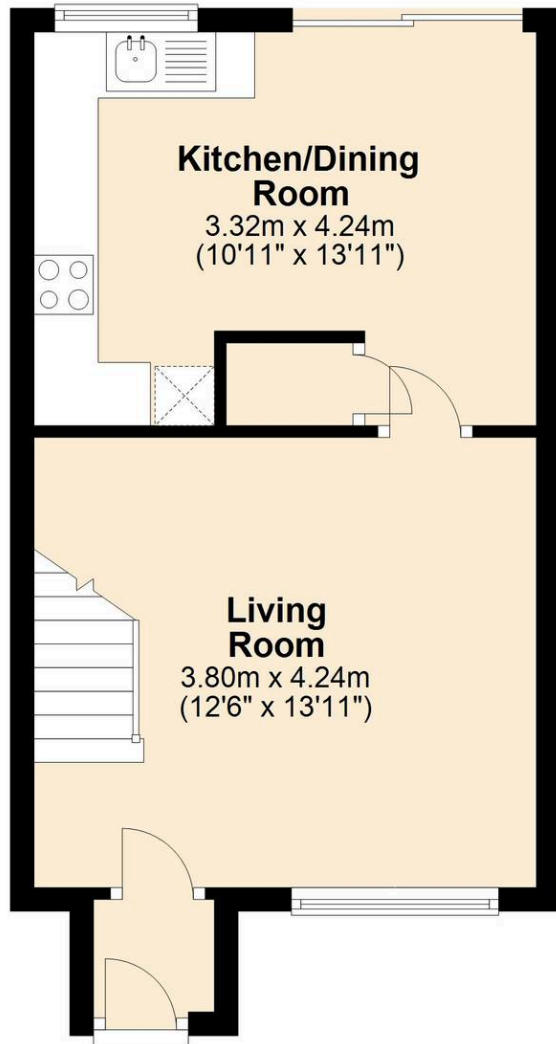
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



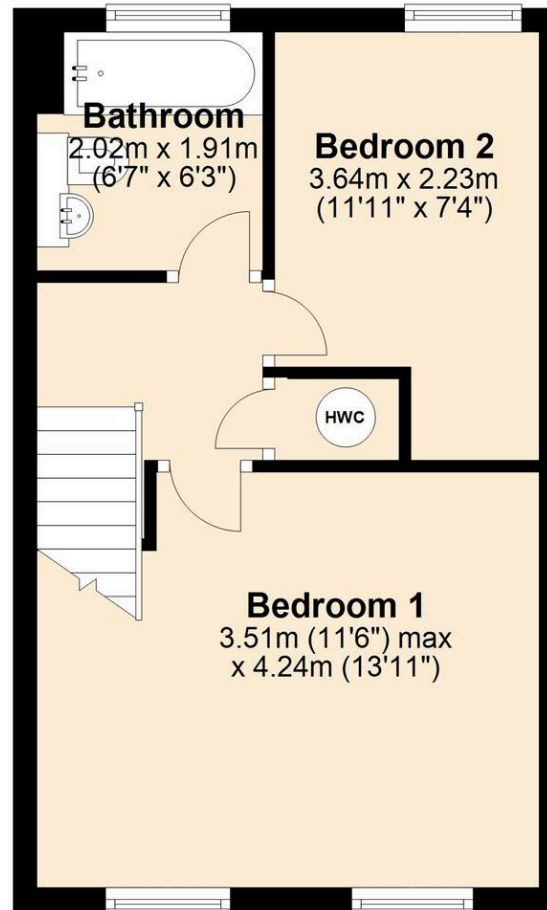
Ground Floor

Approx. 31.7 sq. metres (341.1 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.7 sq. feet)



Total area: approx. 62.3 sq. metres (670.9 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

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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COUNTRY
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