



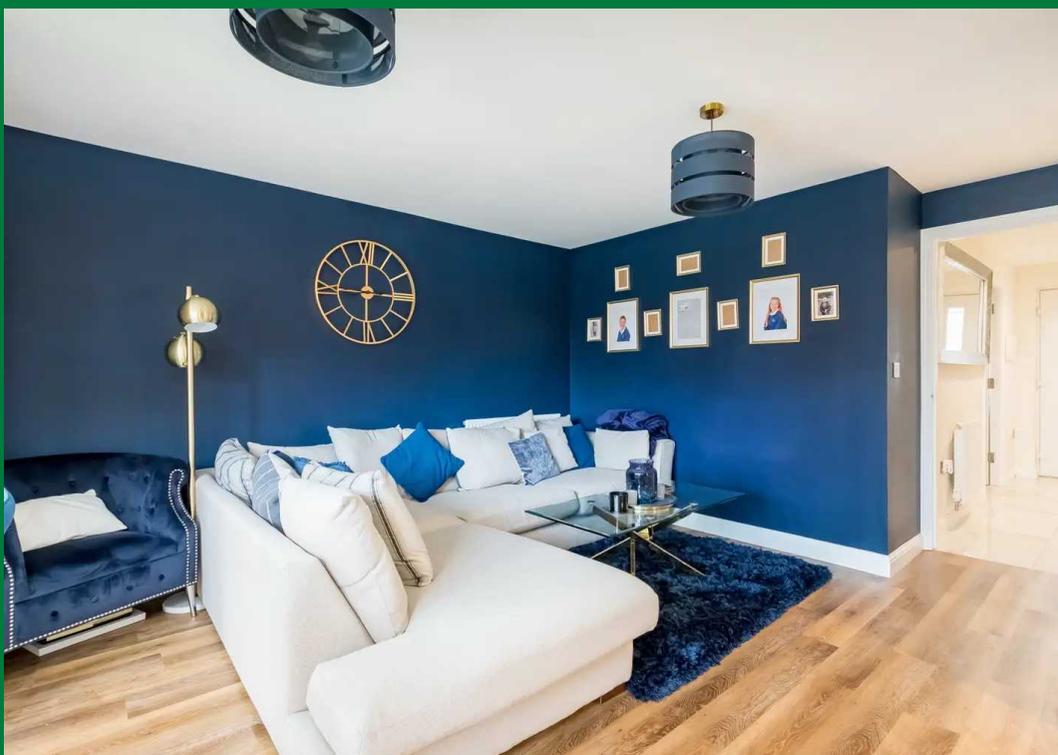
COUNTRY
PROPERTY



11 Rowdell Avenue

Coalpit Heath

£440,000



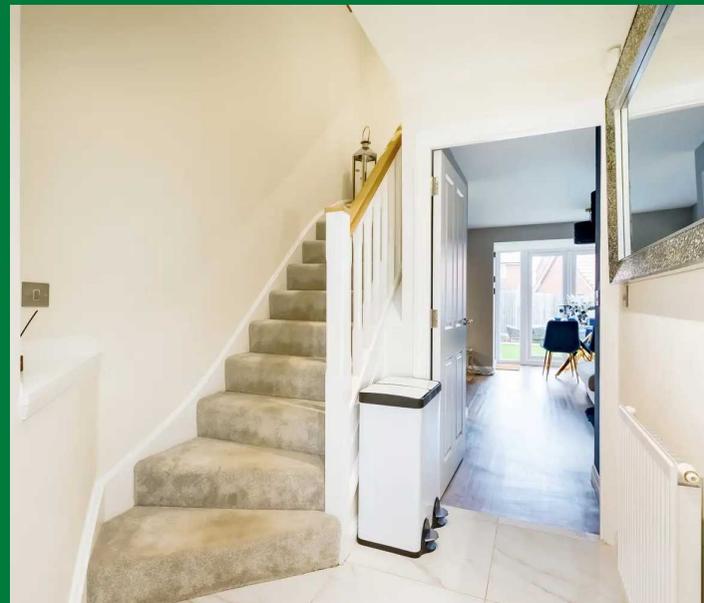
11 Rowdell Avenue

Coalpit Heath, BS36 2TP

Welcome to this delightful 4 bedroom semi-detached town house, perfect for families and situated in highly desirable village location. As you step inside, you are greeted by a high spec kitchen breakfast room, ideal for whipping up a delicious morning meal. The lounge dining room provides plenty of space for relaxing looking out over the rear garden. With the accommodation set over three floors, there are 3 bedrooms and family bathroom whereas the impressive master bedroom is situated on the second floor with dressing area and ensuite shower room.

The landscaped rear garden is a hidden gem, enclosed by fencing and a wall to the garage. The mainly artificial grass ensures low maintenance, while the sleeper edging adds a touch of rustic charm and the sunken composite decking area is perfect for outdoor dining or just soaking up the sun. The single garage has a very useful loft store over, and there is parking for 2 vehicles on the driveway in front of it. With no onward chain and an energy efficiency rating of Band B, this property is just waiting for you to make it your own. Don't miss out on the opportunity to call this place Home.

- Semi Detached Home
- Kitchen Breakfast Room
- Lounge Dining Room
- 4 Bedrooms & 2 Bathrooms
- Landscaped Rear Garden
- Garage & Driveway Parking
- No Onward Chain
- Energy Efficiency Band B





Coalpit Heath

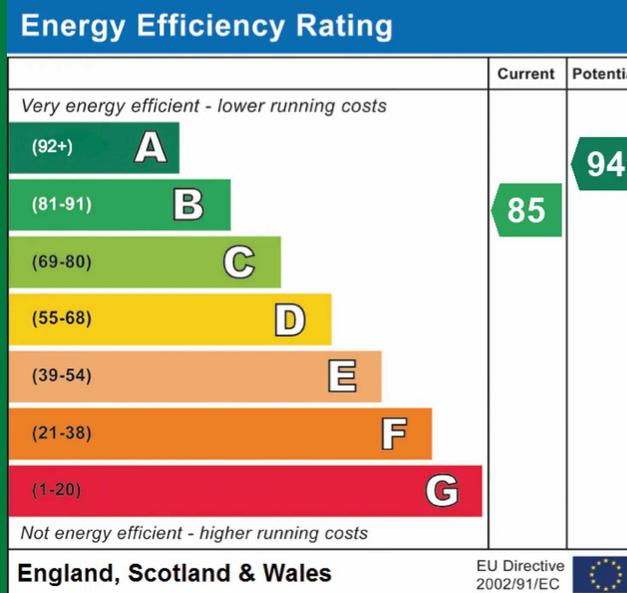
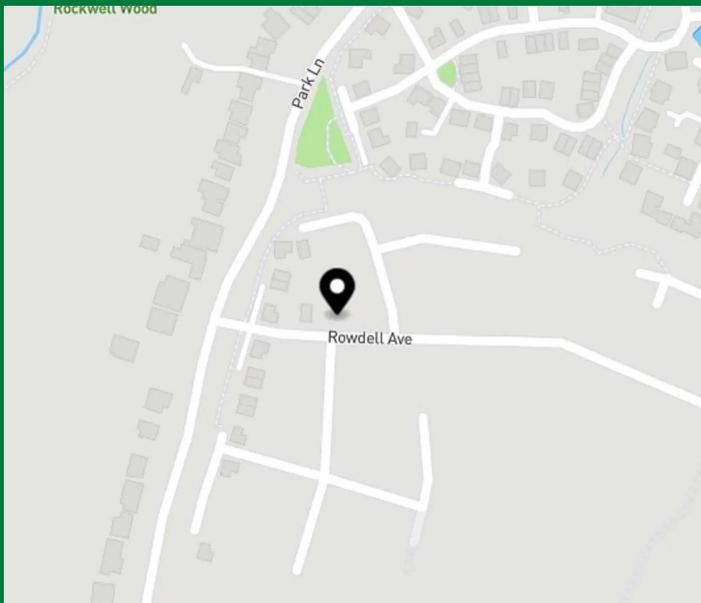
Coalpit Heath is a popular village situated in the Frome Valley with local church, public houses, schools and shops, with further shopping and other facilities nearby in Frampton Cotterell and Yate. It is conveniently situated between Bristol and Yate/Chipping Sodbury, with easy access to the North Bristol Ring-Road, M4/M5 motorway interchange at Almondsbury, A38 and A46.

Delightful 4 bed semi-detached town house in sought-after location. High-spec kitchen, lounge dining room with garden view. 3 bedrooms, family bathroom on first floor. Impressive master on second floor with dressing area and ensuite. Landscaped rear garden. Single garage with loft storage. Off-road parking for 2. No onward chain. Energy rating Band B. Make this your home!

Council Tax band: D

Tenure: Freehold

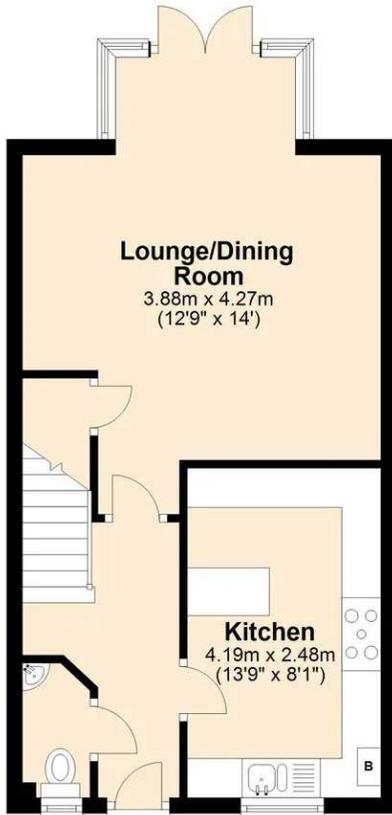
EPC Energy Efficiency Rating: B



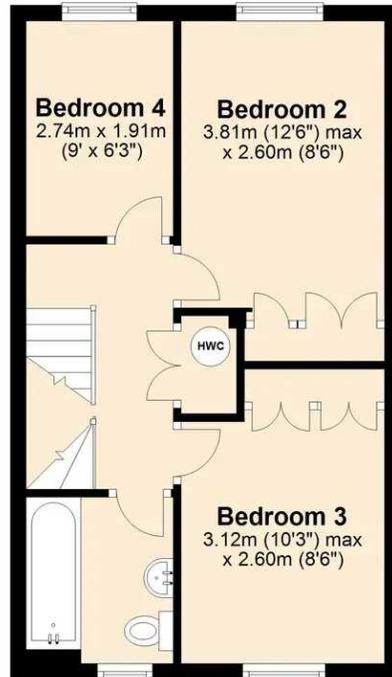


You can include any measurements, floorplans and distances that you want in your particulars.

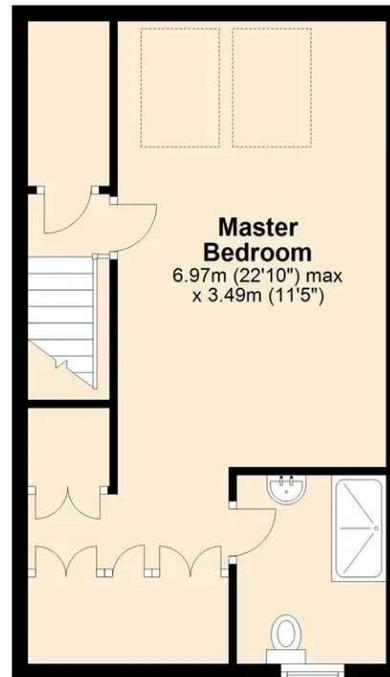
Ground Floor



First Floor



Second Floor



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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