



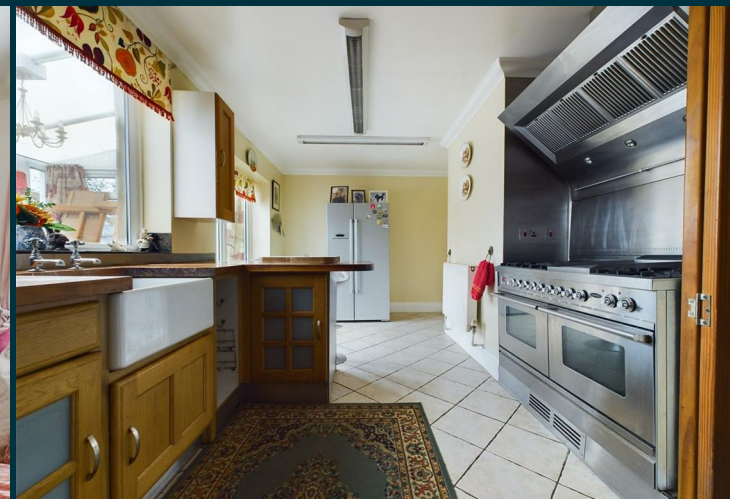
**Rodway Road  
Mangotsfield**

£350,000

**ChaseBuchanan**

## Key Features

- No onward chain
- Mid-terrace
- Three Bedrooms
- Four Piece Bathroom
- Downstairs WC and Utility
- Conservatory
- Open Plan Kitchen-Diner
- Large Garage

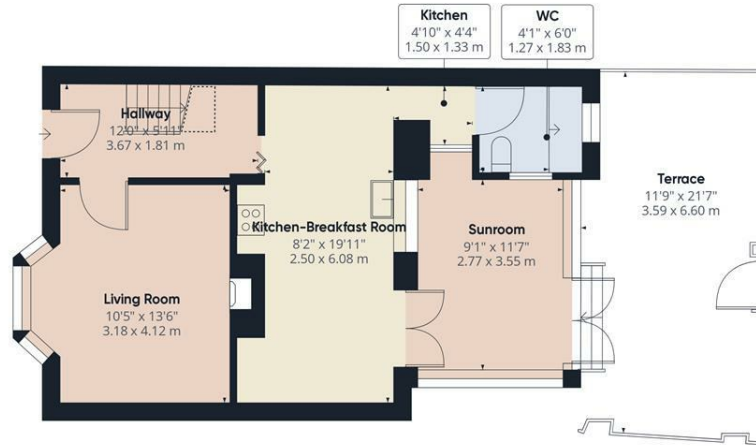


## Description

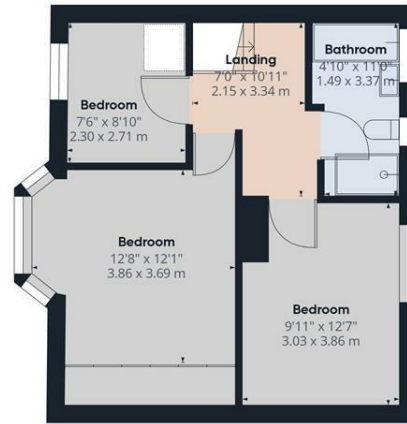
Situated on the popular and convenient Rodway Road, this charming 2-storey property provides ample space for comfortable living. As you enter, the ground floor invites you into a cozy living room equipped with a decorative fireplace. The functional kitchen-diner comes ready with a breakfast bar and is complemented by a conveniently located WC/utility for easy access. There is an additional sunroom with views of the rear garden. As you ascend to the first floor, you are greeted by three well-proportioned bedrooms, suitable for various uses according to your needs. The bathroom on this floor features both a bathtub and a shower, offering you the luxury of choice for your daily routine. This home beautifully combines functionality and comfort for the discerning homeowner. Externally, to the front there is a gravelled front garden boasting views of the greenery in front. To the rear is a garden lain mostly to patio and stones with access to kennels ideal for storage and double garage with electric garador garage door. Offered with no onward chain.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1071.06 ft<sup>2</sup>  
99.51 m<sup>2</sup>

**Reduced headroom**

12.33 ft<sup>2</sup>  
1.15 m<sup>2</sup>

(1) Excluding balconies and terraces.

☒ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

For more information or to book a viewing, please contact:

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Care has been taken in the preparation of these particulars, however, their accuracy is not guaranteed and they do not form part of any contract. Measurements stated must be considered maximum.

