



Connells

Rodney Avenue
Bristol



Property Description

Tucked away in a cul-de-sac position is this lovely detached bungalow located in a popular residential area which has an array of local businesses including shops, pubs and restaurants as well as schools, parks and bus services into the city centre. An early viewing is essential to not miss out on this opportunity to purchase this well presented home that is being sold with NO ONWARD CHAIN.

Entrance

UPVC double glazed obscured glass front door leading into the entrance hallway.

Hallway

Hallway has coved ceiling, hatch giving access to loft storage space, central heating radiator, double doors to storage cupboard with built-in shelving and doors off into principal rooms.

Lounge

13' 7" x 12' 1" (4.14m x 3.68m)

Lounge has coved ceiling, UPVC double glazed windows to the rear aspect, UPVC double glazed french door leading out to the side, central heating radiator, TV and telephone point.

Kitchen

15' 9" x 8' 10" (4.80m x 2.69m)

Mutlignass panelled door leading through into the kitchen which has UPVC double glazed window to the rear aspect, central heating radiator, range of base units and matching wall units with rolled-edge worktops over and tiled splashbacks. Space for electric appliances beneath i.e fridge/freezer, space for cooker, space and plumbing for washing machine, wall-mounted boiler, stainless steel single bowl sink unit with a mixer tap and a square arch leading through into the dining area.

Dining Area

15' x 7' 7" (4.57m x 2.31m)

UPVC double glazed window to the front aspect, central heating radiator and laminate flooring.

Bedroom One

14' 9" x 9' 10" (4.50m x 3.00m)

UPVC double glazed window to the front and side aspect and two central heating radiators.

Bedroom Two

11' 3" x 7' 11" (3.43m x 2.41m)

UPVC double glazed window to the front aspect and central heating radiator,

Shower Room

UPVc double glazed window, double shower cubicle, wc and half tiled around.

Outside

To The Front

Stone porch, outside light, front garden laid with paving, slabs and chipping. Offers a parking for four to five cars.

To The Side

Side access with gate leading around to the rear and has paved patio area.

To The Rear

rear garden is predominantly laid with astroturf, has a garden shed and is fully walled and fenced around.

Agents Notes

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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