



Rodway Road, Patchway Bristol BS34 5EB

welcome to

Rodway Road, Patchway Bristol

This well presented two bedroom apartment will suit investors and residential buyers in equal measure, The property is light and bright with spacious rooms and an open outlook. The garden, private access inward and tremendously convenient location is the icing on the cake!

Rodway Road Access

The handsome building has attractive hedgerow to the side plus wooden fencing and herbaceous borders to the front.

The private entrance is granted via paved pathway that leads along the side of the property. The pathway continues onward to the garden plot to the rear aspect.

Private Entrance

The traditional front door leads conveniently into a small hallway space and well presented staircase. Finished with carpet and wooden handrails. A side window from the landing illuminates this space and instantly accentuates the feeling of space as found throughout.

Landing/Main Hallway

10' 5" max x 8' 5" max (3.17m max x 2.57m max)
Well presented landing leading to all areas offering great proportions. As mentioned, the side aspect window offers plenty of natural light and helps create an inviting space. Finished with carpet and pendant light whilst offering further storage and loft access.

Living Room

14' 11" max x 10' 5" max (4.55m max x 3.17m max)
The main living space offers generous proportions with a bay window to the front aspect. The room is naturally light and bright and benefits from an open aspect given the space adjacent to the Patchway Council Civic building.

The room is finished with carpet and includes a pendant light and art deco style surround and electric fireplace unit. Plenty of space for furniture

and small dining table if required.

Kitchen

10' 4" max x 8' 8" max (3.15m max x 2.64m max)
The spacious kitchen offers dual aspect credentials given windows to the side and rear. The pretty outlook extends over the garden and again guarantees beautiful natural light and a feeling of space.

Complete with wall and base units, stainless steel sink and drainer, double undercounter fridge and freezer PLUS integrated hob and oven. The condition and finish is of a high standard with tile effect lino flooring and quartz effect worktops.

*The modern Vaillant combination boiler is located here which heats the house and water.

Bedroom One

12' 11" max x 10' 5" max (3.94m max x 3.17m max)
Bedroom 1 is finished to a good standard with views out over the garden. Complete with carpet. pendant light and picture rails.

Bedroom Two

8' 8" max x 8' 6" max (2.64m max x 2.59m max)
Again, presented to a clean standard with plenty of natural light. Bedroom two also benefits from extensive fitted storage against the side wall.

Bathroom

7' 3" max x 5' 3" max (2.21m max x 1.60m max)
The bathroom includes a three piece suite alongside attractive two tone wall tiles and central banner line. Here is an electric shower unit, wall mounted radiator and chrome handrail. A window to the side aspect offers light and adds to the feeling of space.

Externally Rear Garden Plot

The comparatively expansive rear garden plot is accessed via the side path. The space offers opportunity for the next owner and hasn't been used for some years.

Agents Notes

We understand from the vendor that the ground rent is £5 per annum. We further understand that there is nil formal service charge and any works are agreed between the two owners by mutual agreement. (as is insurance). The lease term is understood to be 999 years from 1982.

*We recommend that all financial and legal information is checked independently by your chosen advisors.



Ground Floor

First Floor

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



welcome to
Rodway Road,
Patchway Bristol

- Two Bedroom Apartment - Desirable Patchway Location (NO CHAIN).
- *MATTERPORT VIDEO TOUR INCLUDED*
- Well Proportioned Rooms Throughout / Private Entrance Plus Staircase Leading Upwards
- Sizable Rear Garden Plot with Private Access
- Light and Bright with Open Outlook / Gas Central Heating / Double Glazing

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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Property Ref:
STG109570 - 0004

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