

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- EXTENDED DETACHED BUNGALOW
- IN NEED OF UPDATING
- TWO DOUBLE BEDROOMS
- TWO RECEPTIONS
- KITCHEN/BREAKFAST ROOM
- WASHROOM
- DETACHED GARAGE
- SET IN CORNER PLOT GARDEN
- NO CHAIN
- COUNCIL TAX 'D' EPC 'E'
FREEHOLD

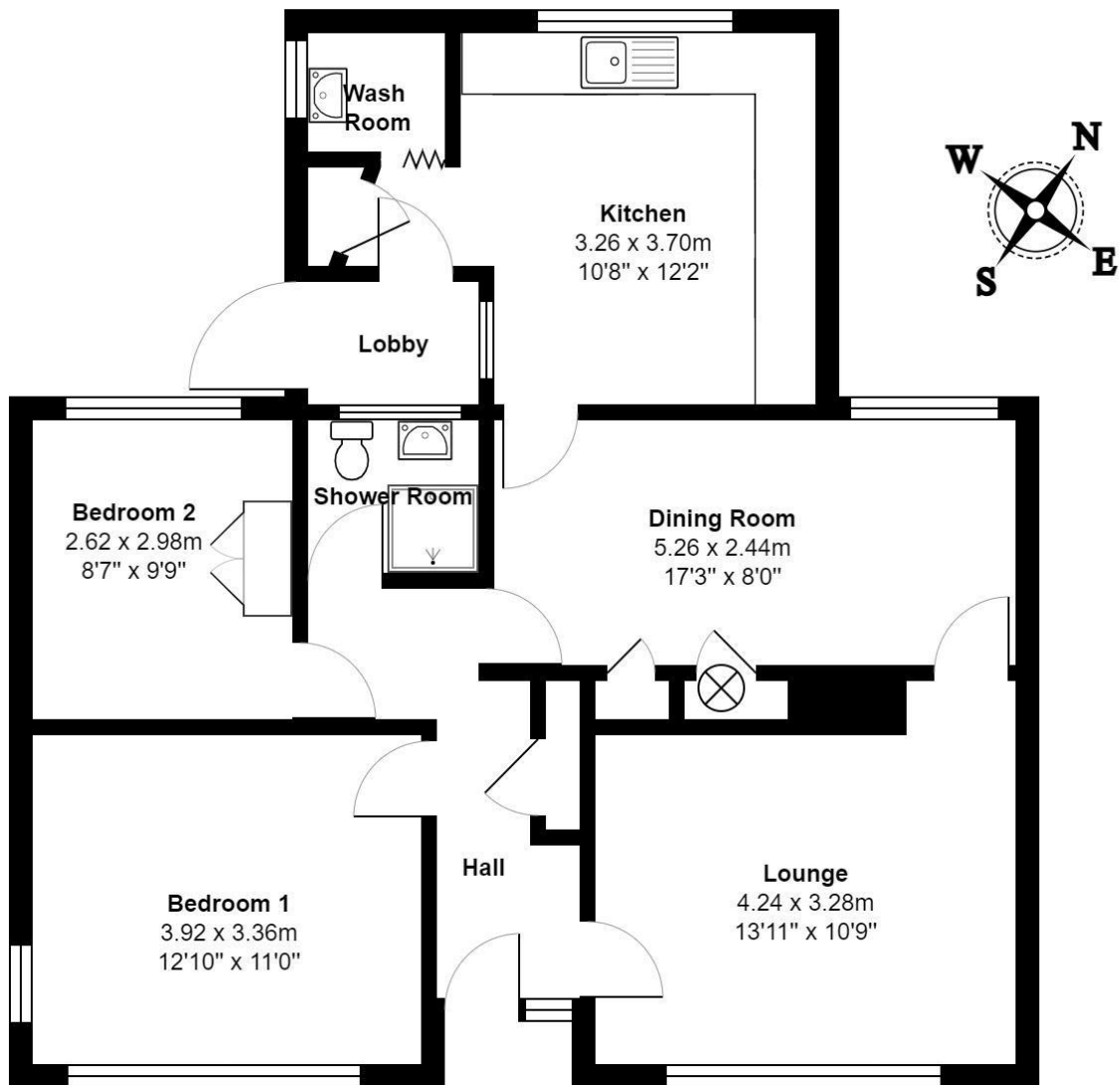


10 RUDGEWAY PARK
RUDGEWAY
BRISTOL
BS35 3RU

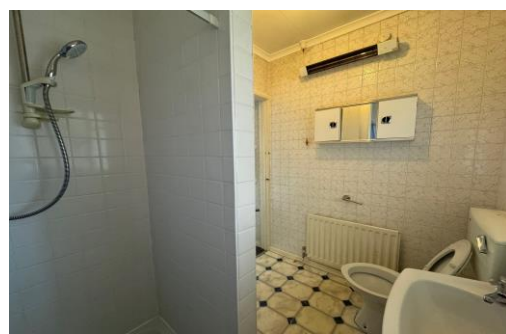
GUIDE PRICE £350,000

A rare opportunity to purchase this extended family home , which is now needing upgrading and refurbishment. The Existing Accommodation includes, Two Receptions, Kitchen/Breakfast Room, Two Double Bedrooms, Bathroom, Washroom, Single Garage and Gardens to three sides. NO CHAIN. Freehold and Free. Council Tax 'D' EPC 'E' NO CHAIN

ALVESTON AND RUDGEWAY Situated just off the A38, Alveston and Rudgeway have a population of around 3000. Developed around the old village, mainly in the 1960's and 1970's, Alveston has a small arcade of shops including an award winning butcher, a greengrocer, pharmacy and general store, as well as an 8 til late convenience store located elsewhere in the village and a Post Office. There are two pubs in Alveston and Rudgeway and the village also has a primary school and a secondary school, church and village hall.



Area: 82.3 m² ... 886 ft²



Energy performance certificate (EPC)

10 Rudgeway Park Rudgeway BRISTOL BS35 3RU	Energy rating E	Valid until: 22 October 2034
		Certificate number: 2472-3943-5200-6714-2200

Property type	Detached bungalow
Total floor area	80 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

PLEASE NOTE

Bonds of Thornbury have not tested any apparatus, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Before making a viewing on any of our properties please let us know if there are any material issues that would affect your decision to purchase any property.

All photographs are for information purposes only and contents are not included as part of the sale.