



## 68 Rockhill Estate, Bristol, BS31 1PD

**£220,000**

Nestled within the charming Rockhill Estate in Keynsham, Bristol, this immaculately presented park home offers a delightful blend of comfort and style. The property boasts a newly fitted kitchen and bathroom, ensuring modern convenience while maintaining a warm and inviting atmosphere. Each room is tastefully decorated, creating a harmonious living space that is both aesthetically pleasing and functional.

The low maintenance and south facing rear garden is a standout feature, providing a serene outdoor retreat perfect for relaxation or entertaining guests. With its well-kept surroundings, this garden allows you to enjoy the beauty of nature without the burden of extensive upkeep.

Additionally, the property benefits from off-street parking for two vehicles, offering both convenience and peace of mind. This home is ideal for those who are seeking a quiet lifestyle with a welcoming sense of community.

### **Kitchen / Dining Room**

UPVC double glazed window to front aspect, UPVC double glazed window to side aspect. A recently refitted kitchen with a range of wall and floor units with work surface over, sink drainer unit with mixer tap, integrated fridge freezer and cooker with fitted induction hob, space and plumbing washing machine, spot lights and under unit lighting. Open plan to dining area that has one single radiator. Herringbone wooden flooring.

### **Sitting Room**

UPVC double glazed windows to side and rear, UPVC double glazed floor opening to rear garden, media wall, two separate single radiators, Herringbone wooden flooring, door to inner hallway

### **Inner Hallway**

UPVC double glazed door to rear garden, doors to two bedrooms and shower room, door to storage cupboard which houses a Worcester combination boiler.

### **Bedroom One**

UPVC double glazed window to front aspect, single radiator.

### **Bedroom Two**

UPVC double glazed window to side aspect, single radiator.

### **Shower Room**

UPVC double glazed frosted window to front aspect, recently refitted shower room with close coupled WC, heated towel rail, wash hand basin with mixer tap, shower cubicle with rainfall shower attachment, under floor heating.

### **OUTSIDE**

The Park Home benefits from recently added Resin patio to the front, side and rear. The REAR garden is SOUTH FACING and has a patio area ideal for garden furniture, the remainder is laid to artificial grass. The garden is enclosed by a recently fitted wooden fence. The property also boasts OFF STREET PARKING for two vehicles.

## Floor Plan

## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Vary energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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