



## 3 Rodford Ride, Yate, South Gloucestershire

- End of Terrace House
  - Lounge
- 3 Good Size Bedrooms
- Gas Central Heating, Double Glazing
  - Garage & Parking
- Entrance Hall with Cloakroom
  - Kitchen Diner
- Bathroom & En-suite Shower Room
- South Facing Enclosed Rear Garden
  - Bellway "The Shipton"

**Guide Price £345,000**

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HERE TO GET *you* THERE

Nestled in the charming area of Rodford Ride, Yate, South Gloucestershire, this delightful end of terrace property, built in 2015 by Bellway, offers a generous living space of 990 square feet. The home features a welcoming entrance hall that leads to a cloakroom, providing convenience for guests. The spacious lounge, adorned with a lovely bay window, invites natural light and creates a warm atmosphere for relaxation.



The fitted kitchen/diner is perfect for family meals and entertaining, offering ample space for dining and cooking. On the first floor, you will find three well-proportioned bedrooms, including a master suite complete with an ensuite shower room, ensuring privacy and comfort. A family bathroom serves the other two bedrooms, making this home ideal for families or those seeking extra space.



The property benefits from double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. The enclosed southerly facing rear garden is a wonderful outdoor space, perfect for enjoying sunny days or hosting gatherings. Additionally, the property boasts an open outlook to the front, enhancing its appeal.



With a garage and parking available, this home offers practicality alongside its many features. While the property is in need a little cosmetic updating, it presents a fantastic opportunity for buyers to personalise and create their dream home. This residence is sure to attract considerable interest, so do not miss the chance to view this lovely property.



### Entrance Hallway

Tiled flooring, radiator, stairs to 1st floor, doors into

### Cloakroom

Double glazed window to the side, white suite comprising, WC, pedestal wash hand basin, tiled splash back, tiled flooring.

### Lounge

14'1" x 12'8" into bay

Double glazed bay window to the front, radiator, Tv point.

### Kitchen/Diner

18'5" x 11'5"

Double glazed window and double glazed French doors opening to the rear, range of matching wall, drawer and base units with work surface over, stainless steel 1.5 sink unit with mixer tap over, built in double electric oven, gas hob with stainless steel splash back and cooker hood over, integrated fridge/freezer, washing machine and dishwasher, cupboard housing wall mounted gas boiler, pantry cupboard, tiled flooring, two radiators, space for table and chairs.

### First Floor Landing

Access to loft space, airing cupboard, doors into

### Bedroom One

12'7" x 11'3"

Double glazed window to the front, radiator, built in wardrobes, door into

### En-Suite

6'5" x 5'6"

Double glazed window to the front, white suite comprising, tiled shower cubicle, WC, pedestal wash hand basin, part tiled walls, tiled effect flooring, radiator,

### Bedroom Two

10'1" x 8'6"

Double glazed window to the rear, radiator.

### Bedroom Three

10'10" max x 8'

Double glazed window to the front, radiator, wood effect flooring.

### Bathroom

8'6" x 5'6"

Double glazed window to the side, white suite comprising, panelled bath, pedestal wash hand basin, WC, part tiled walls, heated towel rail, extractor fan.

### Outside

The front is laid to artificial grass and step up to front door, with open green access to the front.

The enclosed southerly facing rear garden is mainly laid to artificial grass, patio area, with gated access to the rear and further gated access leading to the front.

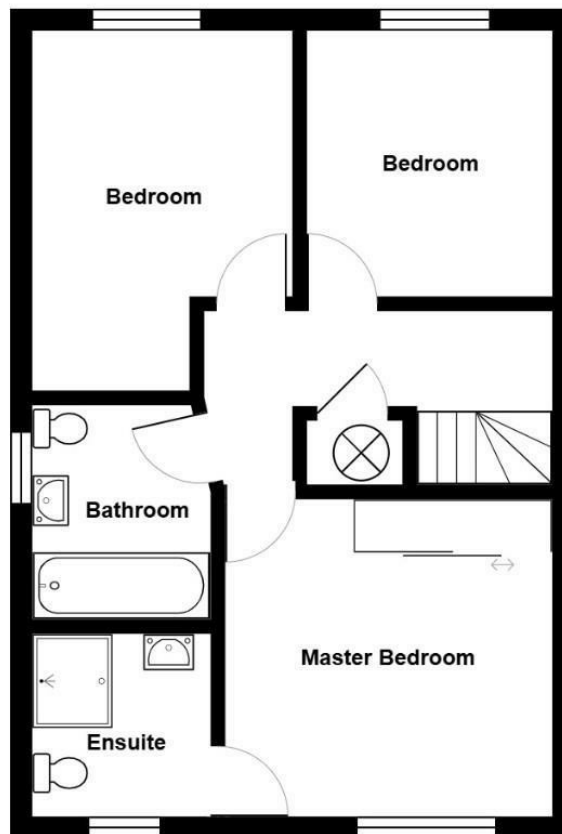
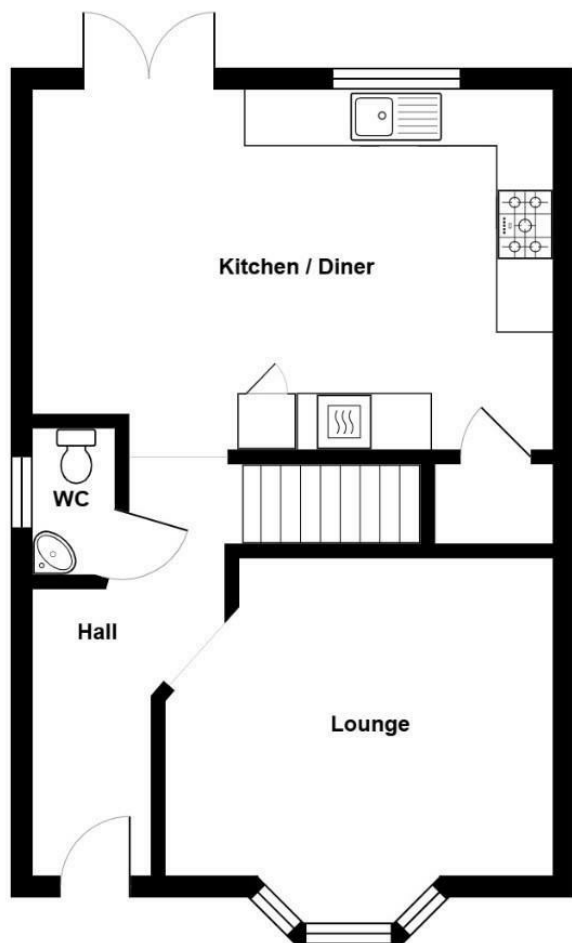
### Garage

20'2" x 10'8"

There is a single garage to the rear of the property with roller door, light and power and courtesy door to the side, with parking space to the front.

### Agents Note


"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>85</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 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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