



Rodborough Way, Bristol, BS15

Approximate Area = 854 sq ft / 79.3 sq m
 Garage = 145 sq ft / 13.4 sq m
 Total = 999 sq ft / 92.7 sq m

For identification only - Not to scale



We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainaged, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit

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Like what you see?
 Get in touch to arrange a viewing!



9 Rodborough Way, Kingswood, Bristol, BS15 9YQ
Offers In Excess Of £300,000





Council Tax Band: B | Property Tenure: Freehold

WOW WOW WOW!! Blue Sky welcomes you to this superb three bedroom terraced home, nestled in the desirable area of Rodborough Way in Kingswood. Set back from the road, the property enjoys a peaceful setting while remaining close to essential amenities, school and ring road connections, making it an ideal choice for families. The accommodation comprises: entrance porch, entrance hall, lounge to front and kitchen/diner to rear. The first floor offers three good size bedrooms and bathroom. In addition to its spacious accommodation the property features a garage and a front and landscaped rear garden. With its prime location, spacious rooms and practical amenities, this wonderful house on Rodborough Way presents an excellent opportunity for those seeking a comfortable family home in Bristol. Whether you are a first-time buyer or looking to settle down, this property is sure to meet your needs and exceed your expectations! Call today to arrange your viewing!



Entrance Porch

Double glazed French doors to front.

Entrance Hall

12'0" x 5'11" (3.66m x 1.80m)

Double glazed door and windows to front, fuse board, stairs leading to first floor, ceiling coving, under stairs storage cupboard with light, tiled effect flooring, radiator.

Lounge

14'8" x 10'8" (4.47m x 3.25m)

Double glazed window to front, radiator, ceiling coving, decorative wall panels.

Kitchen/Diner

17'0" x 10'0" (5.18m x 3.05m)

Double glazed door and window to rear, wall and base units with one a half bowl sink, worktops, tiled splash backs, space for fridge/freezer, under unit lights, tiled effect flooring, feature radiator, gas hob, electric oven and cooker hood, integrated dishwasher, integrated washing machine.

First Floor Landing

Loft access (with ladder, part boarded, light and gas combi boiler), ceiling coving.

Bedroom One

15'1" x 10'2" (4.60m x 3.10m)

Double glazed window to front, radiator, ceiling coving, built in wardrobe, floor boards.

Bedroom Two

10'0" x 9'9" (3.05m x 2.97m)

Double glazed window to rear, radiator, ceiling coving, built in storage cupboard.

Bedroom Three

9'2" x 6'7" (2.79m x 2.01m)

Double glazed window to front, radiator, coved ceiling, stairwell.

Bathroom

6'5" x 6'3" (1.96m x 1.91m)

Double glazed window to rear, extractor fan, W.C, wash hand basin with vanity unit, enclosed bath with shower over, shower screen, heated towel rail, tiled effect flooring, UPVC panelled walls, spotlights.

Garage

18'1" x 8'0" (5.51m x 2.44m)

Up and over door to front, grey door. Located opposite the rear of the property.

Front Garden

Grated path to front door, lawn area, raised boarder, solar sensor light, decorative chippings.

Rear Garden

Enclosed garden, outside tap, canopy over rear door, solar sensor light, steps down to astro turf, electric socket, decking area, rear access gate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

