



£385,000  
New Road, Rangeworthy, BS37 7QH

### PROPERTY SUMMARY

On entering the property, you are welcomed into a central hallway which provides access to the main living spaces. To one side, the lounge offers a comfortable setting to relax, while to the rear of the property the kitchen and dining area stretches across the length of the home, creating a bright and sociable space with direct access to the garden. A convenient ground floor cloakroom sits just off the hallway, along with internal access to the garage.

Upstairs, the landing leads to three bedrooms. The principal bedroom benefits from its own ensuite shower room, providing a private retreat. The remaining bedrooms are served by a family bathroom, while additional storage is thoughtfully positioned off the landing. One of the bedrooms is currently used as a dressing room, adding further flexibility to the space. The loft also offers additional storage as it is part boarded and fully insulated.

To the front, the property benefits from a spacious driveway providing off road parking for two vehicles, along with access to a single integral garage.

The rear garden has been designed with ease of maintenance in mind, featuring a patio area and artificial lawn, all enclosed by fencing to create a private outdoor space. The property also benefits from Solar Panels which are owned.

3



2



2

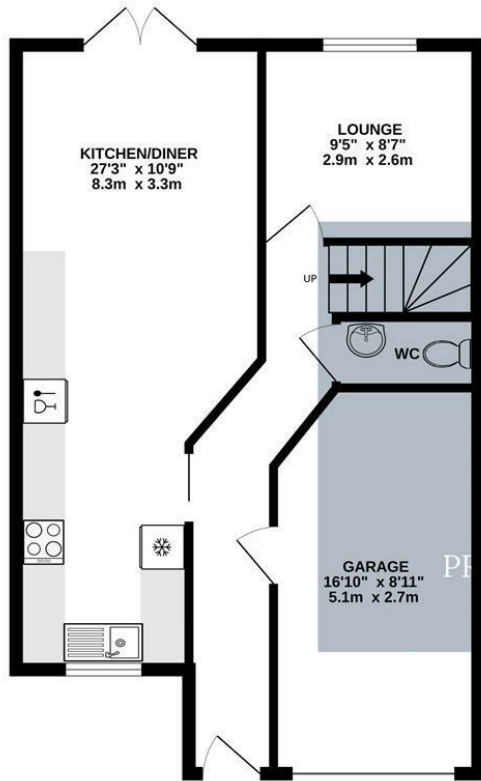




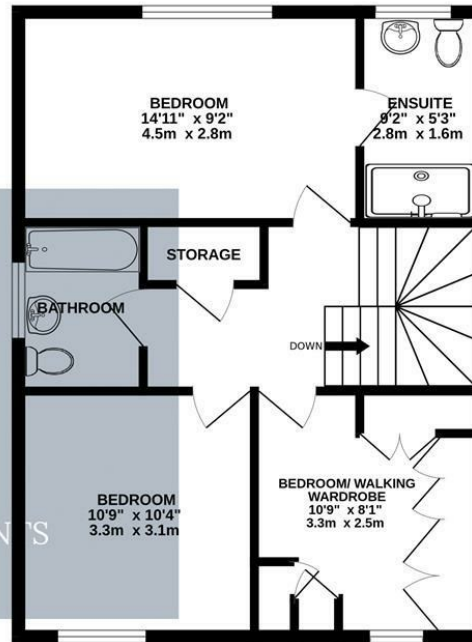




GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very 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>	60	60
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE DETAILS**

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