



44 Rodford Ride, Bristol, Gloucestershire

- Terraced House
- Modern Fitted Kitchen
- 2 Double Bedrooms
- Double Glazed Gas Central Heating
- Parking for Two Vehicles
- Lounge/Diner
- Cloakroom
- White Bathroom
- Enclosed Rear Garden
- Viewing Advised

£265,000

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HERE TO GET *you* THERE

Situated in Rodford Ride, Yate, Bristol, this well-presented terraced house, built in 2016, offers a delightful blend of modern living and convenience. Just a short stroll from the bustling Yate town centre, this property is ideally situated for those seeking easy access to local amenities, shops, and transport links.

Upon entering, you are welcomed by an entrance hall that leads to a convenient cloakroom, perfect for guests. The fitted kitchen is designed with functionality in mind, providing space for culinary creations. The lounge/diner is a bright and inviting area, ideal for both relaxation and entertaining, with plenty of natural light streaming through the double-glazed French doors.

Upstairs, you will find two generously sized double bedrooms, offering comfortable living spaces for individuals or families alike. The white family bathroom is tastefully appointed, providing a serene retreat for unwinding after a long day.

The property benefits from gas central heating, ensuring warmth and comfort throughout the year. The enclosed rear garden offers a private outdoor space, perfect for enjoying the fresh air or hosting summer gatherings. Additionally, there is parking available at the front for two vehicles, adding to the convenience of this lovely home.

With its modern features and prime location, this terraced house is a fantastic opportunity for anyone looking to settle in a vibrant community. Viewing is highly advised to fully appreciate all that this property has to offer.



Composite double glazed door into

Entrance Hallway

Stairs to 1st floor, wood effect flooring, radiator, door into

Cloakroom

Double glazed window to the front, white WC, pedestal wash hand basin with tiled splashback, radiator, wood effect flooring.

Kitchen

10'6" x 5'7"

Double glazed window to the front, range of modern wall, drawer and base units with work surface over, stainless steel sink with mixer tap over, built in electric oven with gas hob, stainless steel splash back and cooker hood over, integrated appliances to include, fridge/freezer, slimline dishwasher and washing machine, kick board heater, cupboard housing gas boiler, wood effect flooring.

Lounge/Diner

15'6" max x 12'2" max

Double glazed French doors with matching double glazed side units to rear, Tv point, radiator, wood effect flooring, storage cupboard.

First Floor Landing

Access to part boarded loft space, radiator, doors into

Bedroom One

12'2" x 9'7"

Double glazed window to the rear, built in wardrobe, radiator, TV point.

Bedroom Two

12'2" x 9'7"max

Double glazed window to the front, built in cupboard, radiator.

Bathroom

6'8" x 5'8"

White suite comprising, panelled bath with shower over, pedestal wash hand basin, WC, extractor fan, heated towel rail, part tiled walls.

Outside

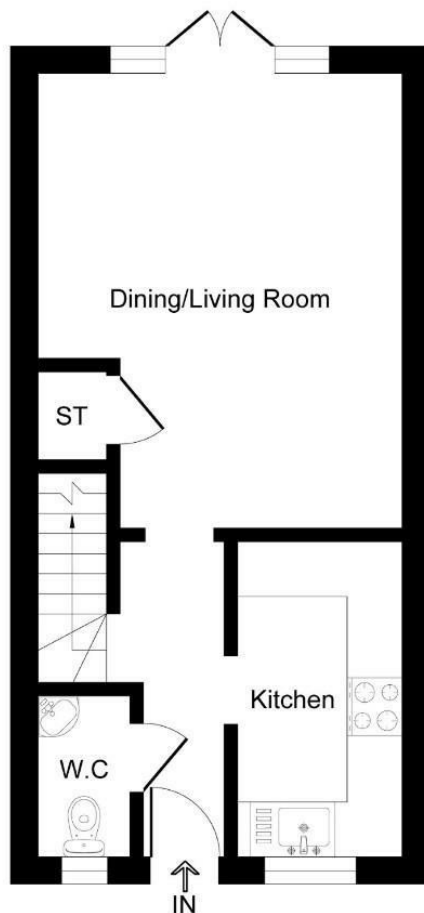
The front has a path way to front door, with rose bushes and there is a double parking space for two vehicles.

The enclosed rear garden is laid to lawn with patio area, outside tap, garden shed, gated access leading to the rear.

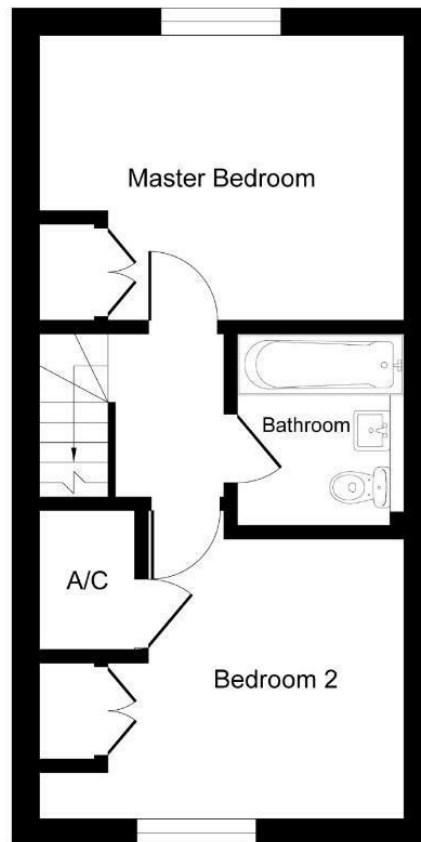
Agents Note

There is a community charge for the property of approx £198 per annum

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Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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.



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) A		97
(81-91) B	83	
(69-80) C		
(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

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

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