



73 Rodborough, Yate, Bristol

- End of Terrace Bungalow
- 2 Double Bedrooms
- Kitchen/Diner
- Conservatory
- Lounge
- White Bathroom
- Gas Central Heating, Double Glazing
- Gardens to Front & Rear
- Garage & Parking
- Sought after Cul De Sac Location

Offers In Excess Of £280,000

HUNTERS®

HERE TO GET *you* THERE

This well presented two bedroom end of terrace bungalow offers entrance hallway, lounge, kitchen/diner, conservatory, two double bedrooms and white family bathroom. Further benefits include gas central heating, double glazing, gardens to both front and rear, with garage and off street parking. Situated in a sought after cul de sac location, this property is sure to create much interest. Early internal inspection is strongly advised.

Entrance Hallway

Double glazed door, wood effect flooring, two storage cupboards, radiator, doors into

Lounge

15'3" x 10'3"

Double glazed window to the front, electric feature fireplace, radiator, TV point.

Kitchen/Diner

12" x 10'3"

Double glazed door and double glazed window to the rear, range of wall, drawer and base cupboards with work surface over, 1.5 stainless steel sink unit with part tiled splash backs, spaces for electric cooker, fridge/freezer, dishwasher and plumbing for washing machine, built in wine rack, cupboard housing gas boiler, tiled flooring.

Conservatory

8'8" x 6'1"

Double glazed construction on dwarf wall, with glass roof, tiled flooring, outside tap.

Bedroom One

12'3" x 8'1"

Double glazed window to the rear, radiator, TV point.

Bedroom Two

11'1" x 9' max

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

Bathroom

7' x 5'1"

White suite comprising, panelled with shower over, pedestal wash hand basin, WC, tile walls and floor, heated towel rail, extractor fan.

Outside

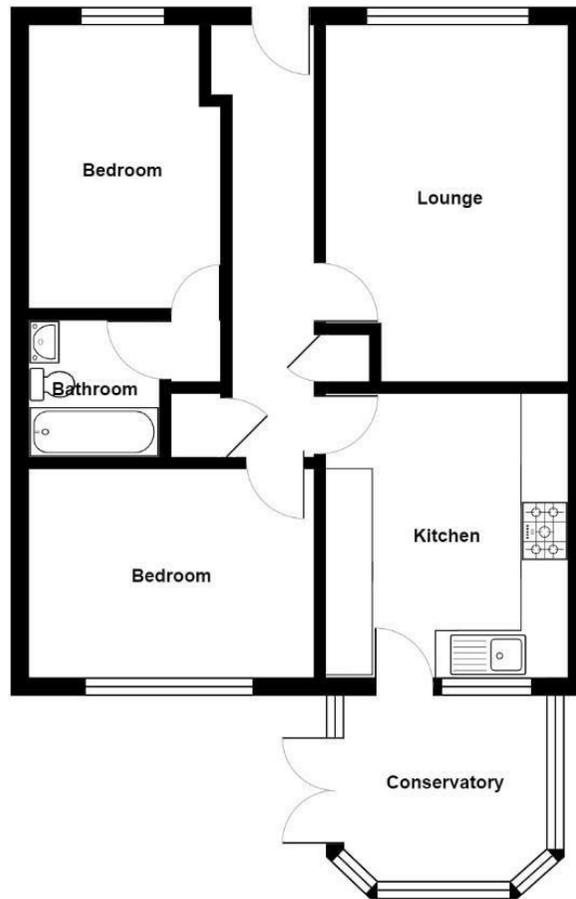
The front is laid to block pavers with pathway leading to front door, and gated access leading to the side of the property.

The enclosed rear garden is laid to lawn, patio area and further side garden with block pavers gated access to the front and steps and pathway leading to the gated rear access.

Garage

There is a single garage with up and over door and parking space to the side.





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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.

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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