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Rodborough, Yate, BS37

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Yate,
BS37

£290,000

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This delightful mid terrace bungalow offers a perfect blend of comfort and convenience. With a spacious reception area this property is ideal for both relaxation and entertaining. The well-appointed kitchen/diner provides a welcoming space for family meals and gatherings, while the lounge offers a cosy retreat for unwinding after a long day. This bungalow features two inviting bedrooms, perfect for a small family or those seeking a peaceful home. The modern bathroom is tastefully designed, ensuring a pleasant experience for daily routines. With gas central heating and double glazing throughout, you can enjoy warmth and energy efficiency all year round. Additionally, the gardens provide a lovely outdoor space for gardening or simply enjoying the fresh air.The property is conveniently located near a bus stop, making it easy to access local amenities and transport links This charming bungalow in Rodborough is a wonderful opportunity for anyone looking to settle in a friendly community with all the necessary conveniences at hand. Don't miss your chance to make this lovely property your new home.













HALL
Entrance door.

LOUNGE 15'5" max x 13'5"
Double glazed window to front, radiator.

KITCHEN/DINER
Double glazed window to rear, range of wall and base units, work surfaces, single drainer sink unit, built in electric oven and gas hob, extractor hood, space for washing machine,space for fridge freezer, radiator, double glazed door to rear garden.

INNER HALL
Double door storage cupboard housing Vaillant gas boiler, radiator.

BEDROOM ONE 12'3" x 8'11"
Double glazed window to rear, radiator.

BEDROOM TWO 10'11" x 9'2"
Double glazed window to front, radiator.

SHOWER ROOM
Walk in shower, pedestal wash hand basin, W/C, tiled walls.

FRONT GARDEN
Laid to lawn.

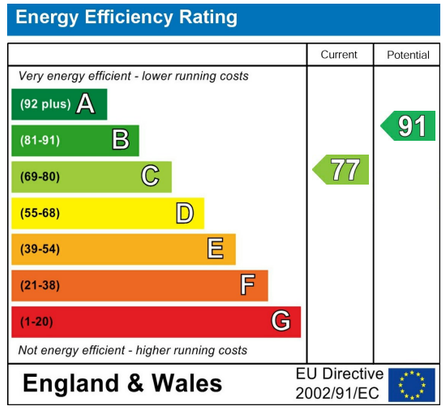
REAR GARDEN
Laid to lawn with patio, and shrubs and bushes, garden gate.

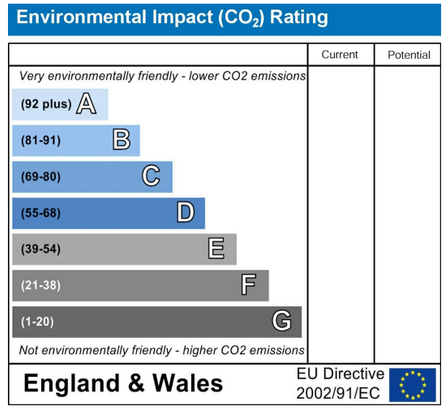
GARAGE
Single up and over door and double hardstanding.

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.

Tenure: Freehold
Council Tax Band: B

- Terraced Bungalow
- Hall
- Lounge
- Kitchen/Diner
- Modern Bathroom
- Gas Central Heating Double Glazing
- Two Bedrooms
- Gardens
- Garage and double hardstanding
- Fronting Shireway





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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