



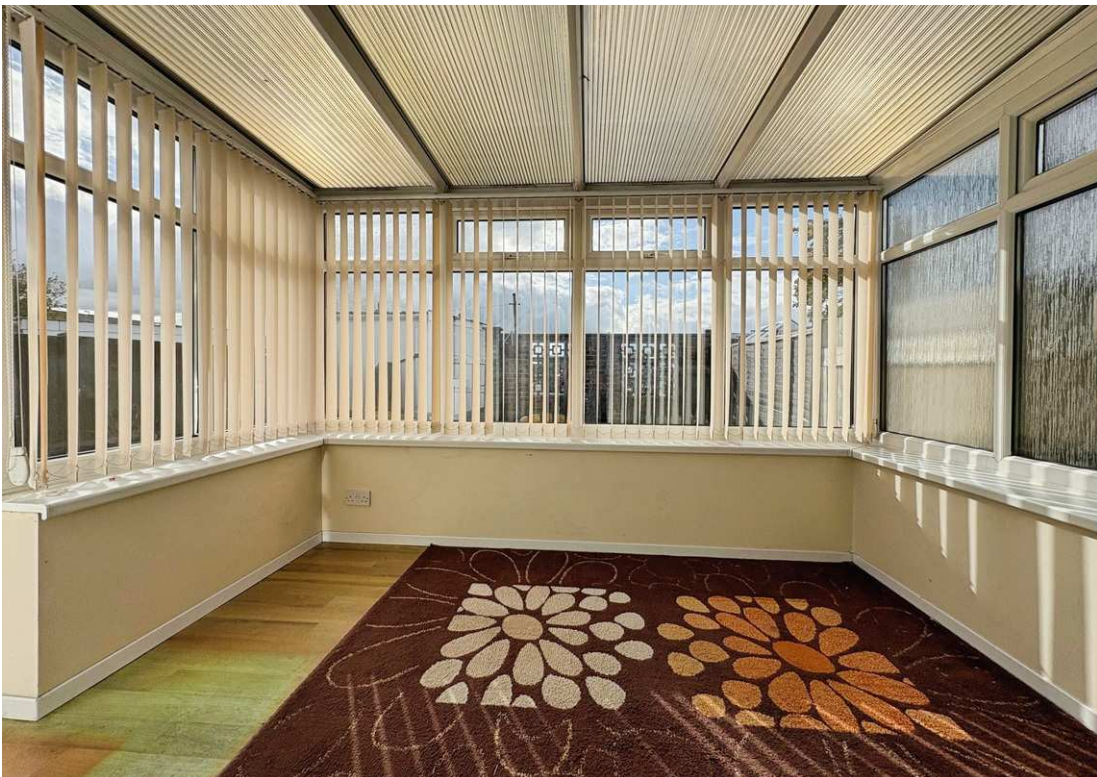
Rodborough, Yate, BS37 8SF  
03334041188 option 3

Asking Price £280,000  
guy.rolfe@moving-you.co.uk

Freehold  
www.moving-you.co.uk









## Rodborough, Yate, Bristol, BS37 8SF

Offered with No Chain this super two-bedroom terraced bungalow in a popular residential area of South Yate.

Neutrally decorated throughout, the property is in good condition and ready for a new owner to move in and personalise. A bright living room with feature fireplace sits to the front, enjoying an open outlook over the low-maintenance gravelled front garden with mature shrubs. To the rear, a modern fitted kitchen provides ample storage and worktop space, with room for appliances and offering access to the rear.

Both bedrooms are double-proportioned, with good natural light and simple décor, offering flexible use as guest room or home office. The bathroom is set off the inner hall, and a generous conservatory spans the rear, creating an excellent additional living or dining area and a natural link to the garden.

Outside, the enclosed rear garden is mainly laid to patio and gravel, ideal for seating and pot plants, with direct access to a useful garage and driveway for parking.

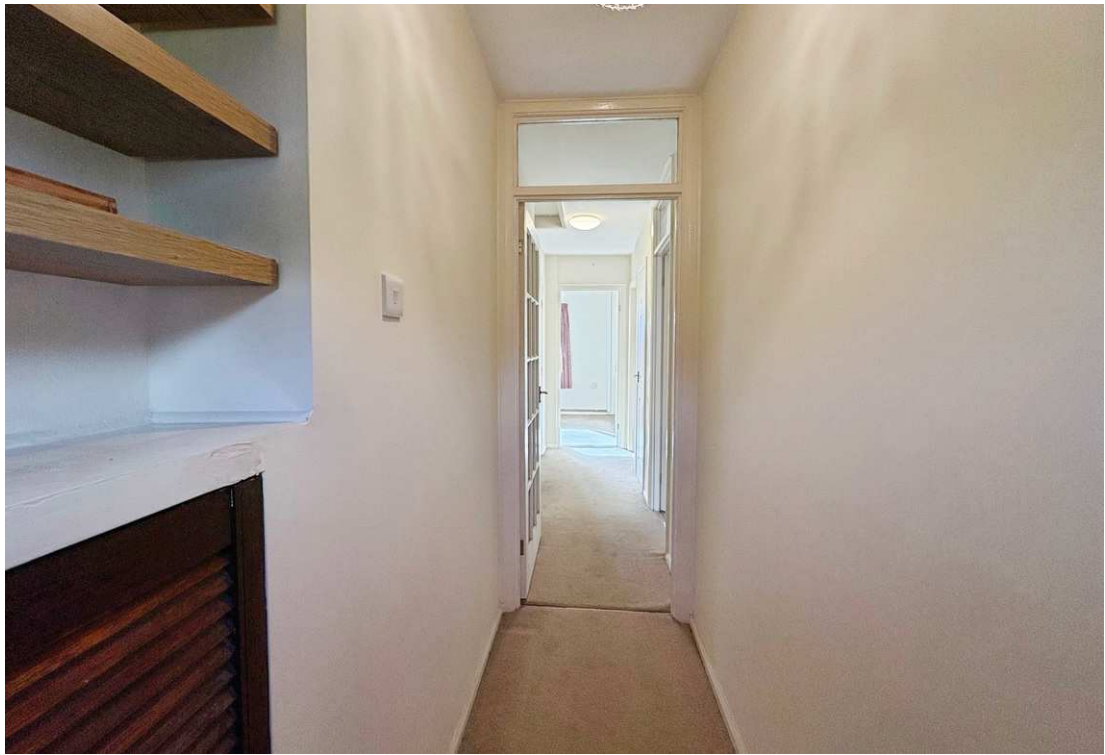
Rodborough is well placed for Yate Shopping Centre and Riverside Retail Park, with supermarkets, cafés and everyday amenities close by. Kingsgate Park and walks towards Westerleigh Common are within easy reach for green space.

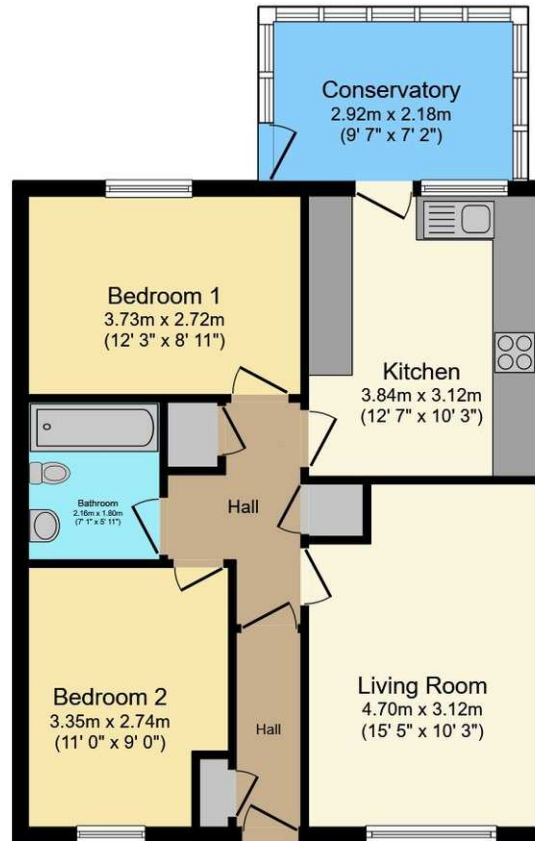
Yate railway station is around five minutes' drive, offering services to Bristol Parkway in about 10 minutes and Bristol Temple Meads in around 20–25 minutes. There are also local bus routes towards Bristol and Chipping Sodbury, and convenient road links to the A432 and M4.

Council Tax Band B









Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Guy Rolfe Moving You

03334041188 option 3

[guy.rolfe@moving-you.co.uk](mailto:guy.rolfe@moving-you.co.uk)

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

[www.moving-you.co.uk](http://www.moving-you.co.uk)