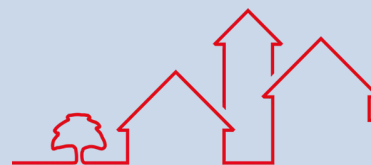




22 Rodney Road, Backwell

Guide Price **£335,000**



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22 Rodney Road

Backwell, Bristol

A 2 bedroom semi-detached Bungalow with parking and garage, for sale with no onward chain.

Neatly tucked away on a cul de sac with the delights of Backwell at your doorstep. This property has a useful porch for those wet coats and boots. There is an entrance hall with access to a good size lounge with views over the rear garden, kitchen with fitted units, ample storage, cupboard housing the combination boiler and access to the garden. Both bedrooms are doubles and there is a storage cupboard, separate WC and shower room set off the hallway. To the front is a lawned garden, parking on the drive for 1 car and a garage. The rear garden is lawned with a patio, has side access and an external storage cupboard.

This property would be ideal for a downsizer or a buyer that would like the benefit on living on one level. Also available with no onward chain

22 Rodney Road

Backwell, Bristol

Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families are drawn to Backwell for its outstanding schools and recreational facilities, fostering a safe and nurturing environment for children to grow. With a range of amenities, including local shops, cafes, and pubs, residents can savour a leisurely pace of life without sacrificing convenience. Whether you're looking for a cosy cottage, a spacious family home, or a tranquil retreat, Backwell offers a diverse selection of properties to suit all tastes and desires. Embrace the idyllic beauty of Backwell and discover the enchanting lifestyle it has to offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Porch

15' 1" x 4' 7" (4.60m x 1.40m)

Hall

Lounge

15' 1" x 20' 0" (4.60m x 6.10m)

Kitchen

13' 1" x 10' 2" (4.00m x 3.10m)

Bedroom 1

11' 6" x 14' 5" (3.50m x 4.40m)

Bedroom 2

9' 10" x 11' 2" (3.00m x 3.40m)

Shower room

6' 11" x 5' 7" (2.10m x 1.70m)

WC

2' 7" x 4' 3" (0.80m x 1.30m)





FRONT GARDEN

The front garden has a lawn, path to the front door, side access, off street parking for 1 car and a single garage.

REAR GARDEN

The rear garden has a patio area, lawn and access to the house via the kitchen door, there is side access to the front and a useful storage cupboard for your lawnmower and gardening tools.

Garage

Single garage with electric, light, up and over door.

Ground Floor



Sketch plan for illustrative purposes only
Plan produced using PlanUp.



Parker's Estate Agents

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