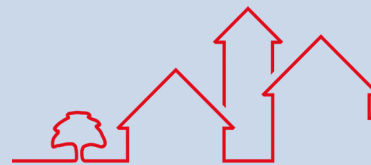




**22 Rodney Road, Backwell**

Guide Price **£325,000**



**Parker's**

Estate Agents & Property Lettings



## 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-sized lounge with views over the rear garden, a kitchen with fitted units, ample storage, a 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 and has side access and an external storage cupboard.

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

A 2 bedroom semi-detached Bungalow with parking and garage, for sale 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

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.

 **Parker's**



**Porch**

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

Useful porch for coats and shoes.

**Hall**

A good size hall with storage cupboard and access to all the rooms in the property.

**Lounge**

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

This room is a pleasant space with lots of light from large windows overlooking the garden and feels very spacious.

**Kitchen**

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

Fitted kitchen with breakfast bar, lots of storage, cupboard housing the combination boiler, window and door with access to the rear garden.

**Bedroom 1**

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

Double bedroom with window to the front garden.

**Bedroom 2**

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

Double bedroom with fitted wardrobes and large window looking over the front garden.

**Shower room**

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

Modern shower room with sink / vanity unit, white tiles, towel rail, window with opaque glass and double shower.

**WC**

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

Low level WC and window.





#### **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

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

Parkers Property Services, 1-3 Station Road - BS48 3NW

01275 463096 • [sales@parkers-ea.co.uk](mailto:sales@parkers-ea.co.uk) • [www.parkers-ea.co.uk/](http://www.parkers-ea.co.uk/)

