



G R E G O R Y S
— E S T A T E A G E N T S —

FFF 71a Rodney Road
Bristol, BS15 1EH

Offers Over £150,000



A first floor flat benefitting spacious accommodation and offered for sale with no onward chain. Private access via the composite door leads to a small hallway with stairs leading to the first floor. A large landing then provides access to a full width lounge / diner, bathed in natural light via the dual aspect double glazed windows. The separate fitted kitchen can be found to the rear aspect, along with the double bedroom. A bathroom, complete with three piece white suite completes the accommodation. Further benefits include double glazing and gas central heating.

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ACCOMMODATION

ENTRANCE HALLWAY

Composite entrance door with obscure double glazed inserts, radiator, stairs leading to the first floor

LANDING 14' 9" x 6' 11" (4.50m x 2.12m)

Stairs leading from the ground floor, double glazed window to the side aspect, loft hatch, doors to rooms

LOUNGE / DINER 17' 5" x 10' 6" (5.30m x 3.21m)

Dual aspect double glazed windows to the front and side aspects, radiator

KITCHEN 9' 3" x 6' 11" (2.83m x 2.12m)

A selection of wall and base units with roll top work surfaces over, sink and drainer unit with mixer taps over, integrated oven and electric hob with extractor hood over, space and plumbing for a washing machine and fridge/freezer, vinyl flooring, radiator, double glazed window to the rear aspect

BEDROOM 9' 6" x 9' 0" (2.90m x 2.75m)

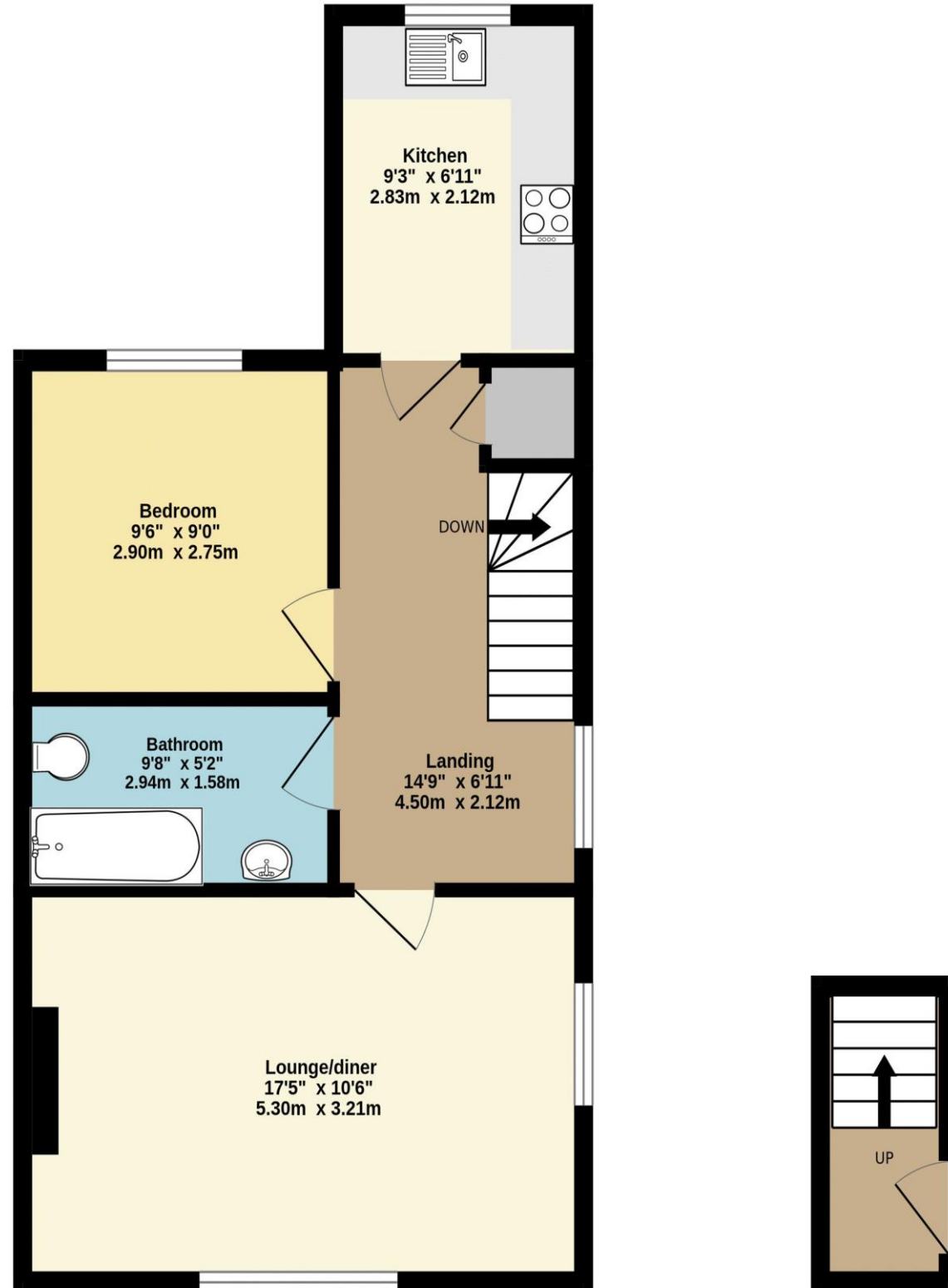
Double glazed window to the rear aspect, radiator

BATHROOM 9' 8" x 5' 2" (2.94m x 1.58m)

A three piece white suite comprising a low level wc, pedestal wash hand basin and panelled bath with shower mixer taps over, tiled splash backs, radiator, vinyl flooring



Ground Floor
534 sq.ft. (49.6 sq.m.) approx.



Energy performance certificate (EPC)

71a, Rodney Road
BRISTOL
BS15 1EH

Energy rating

E

Valid until: **17 July 2026**

Certificate number: **0549-2868-7631-9096-2861**

Property type

Top-floor flat

Total floor area

66 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	41 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 534 sq.ft. (49.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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