



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

GFF 71 Rodney Road
Bristol, BS15 1EH

Offers Over £150,000



Offered to the market with no onward chain is this ground floor flat, benefitting a private, westerly rear garden. Access to the property is via its own front door, with an entrance hallway leading to all rooms. A full width lounge / diner can be found to the front aspect, while the separate kitchen can be found overlooking and with direct access onto the rear garden. A double bedroom and bathroom, comprising a three piece white suite complete this wonderful garden flat. Further benefits include double glazing and gas central heating via a gas combination boiler.

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ACCOMMODATION

ENTRANCE HALLWAY

Composite entrance door with obscure double glazed inserts to the side aspect, under stairs storage recess, doors to rooms

LOUNGE / DINER 17' 2" x 10' 7" (5.22m x 3.23m)

(An 'L' shaped room with measurements taken to the maximum points) Double glazed windows to the front aspect, radiator

KITCHEN 9' 4" x 6' 11" (2.85m x 2.10m)

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, double glazed window to the rear aspect, Upvc double glazed door to the rear garden, radiator, vinyl flooring

BEDROOM 9' 7" x 9' 0" (2.93m x 2.75m)

Double glazed window to the rear aspect, radiator

BATHROOM 9' 7" x 5' 3" (2.92m x 1.60m)

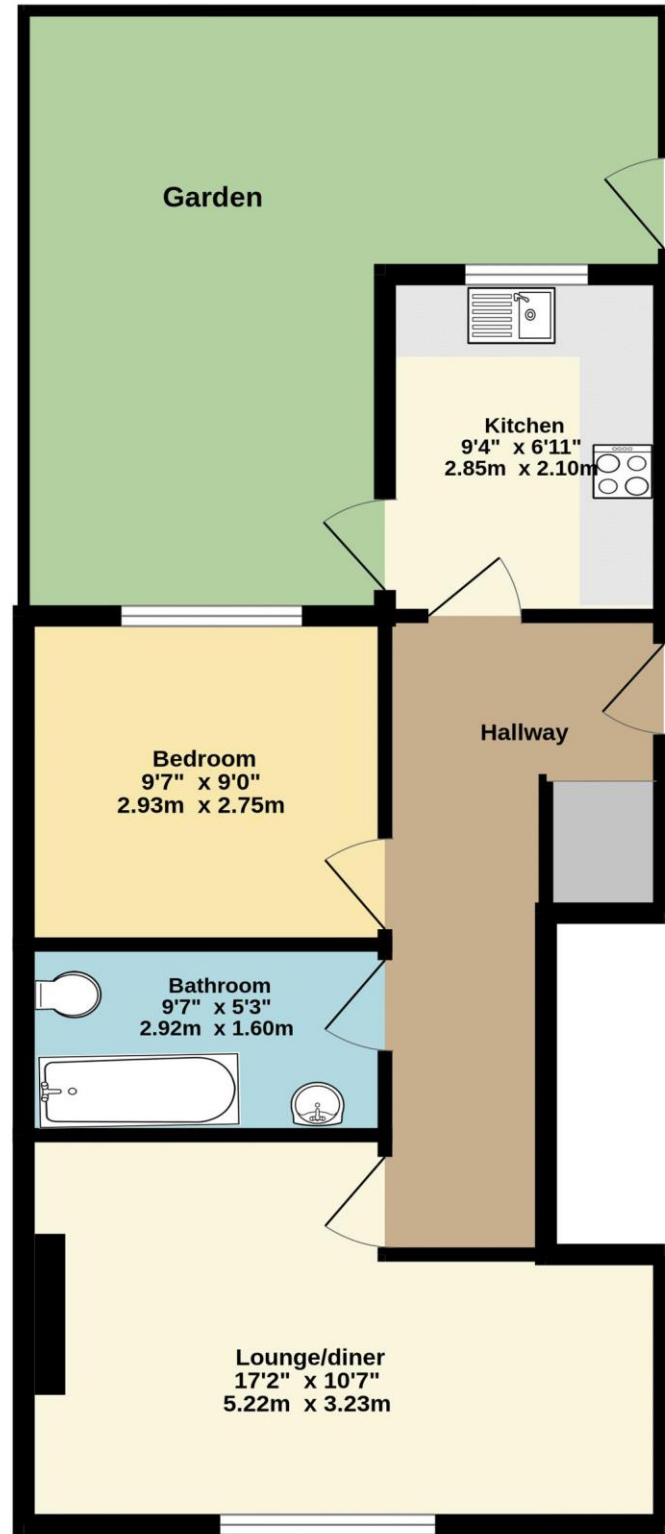
A three piece white suite comprising a low level wc, pedestal wash hand basin and a panelled bath with shower mixer taps over, tiled splash backs, radiator, vinyl flooring, extractor fan

PRIVATE GARDEN

Benefitting a Westerly aspect and mainly laid to stone shingle, pedestrian access gate, enclosed by boundary wall



Ground Floor
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 467 sq.ft. (43.4 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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Energy performance certificate (EPC)

71, Rodney Road BRISTOL BS15 1EH	Energy rating D	Valid until: 15 October 2024
		Certificate number: 9425-2896-7907-9094-0111

Property type	Ground-floor flat
Total floor area	46 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 D. It has the potential to be C.

[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		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		