

Total area: approx. 97.6 sq. metres (1050.0 sq. feet)

For Illustrative Purposes Only. Not to Scale.  
Plan produced using PlanUp.



# 21 Rudgeway Park, Rudgeway, South Gloucestershire BS35 3RU

What a view! A house bursting with potential and ripe to make your own in a convenient commuter location with rolling countryside seen from the rear windows, a rare find indeed! Stepping through the porch into the large entrance hall, there is plenty of space for coats, shoes and even a pram if required. To the right an open plan living/dining room with doors onto the conservatory over looking the sizeable rear garden. The perfect reception area to host family and friends! The kitchen with room for breakfast table completes the ground floor and again overlooks the picturesque scenery enveloping the garden. Upstairs there are three bedrooms, two doubles and a good sized single along with family bathroom. Carrying on outside there is a carport and garaging with side access to the rear garden. Of particular note, the plot is laid mainly to lawn with mature shrubs and trees perfectly framing the surrounding fields, a real show stopper. A property ready and waiting to be taken on in new ownership with an abundance of options available for extending (subject to planning consent) and modernising throughout, they certainly don't hang around long in Rudgeway Park, call today to arrange your viewing!

## Situation

Rudgeway is on the A38 approximately 3.4 miles north of the M4/M5 interchange, ideal for commuting north, south, east or west - Parkway Station is approximately 6 miles to the south. Nearby schools include St Helens Primary School and Marlwood Secondary School, both in the nearby village of Alveston. The local centre of Thornbury lies 2.5 miles to the north, where there is a variety of shops and a leisure centre. The Mall at Cribbs Causeway is just one junction further south along the M5.

## Property Highlights, Accommodation & Services

- Semi-Detached, Three Bed Property Bursting With Potential
- Countryside Views To The Rear
- Sizeable Plot With Carport And Garaging
- Open Plan Living/Dining Area With Doors To The Conservatory
- Kitchen / Breakfast Room with Views Over Garden
- Two Double Bedrooms And A Great Sized Single
- Family bathroom
- Commuter Location But With Countryside Rambles From The Threshold
- Mature Garden Laid Mainly To Lawn With Mature Shrubs And Trees
- No Onward Chain, Gas Central Heating And UPVC Double Glazing

## Directions

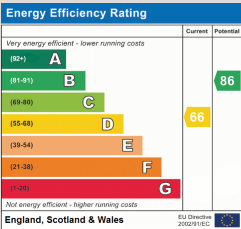
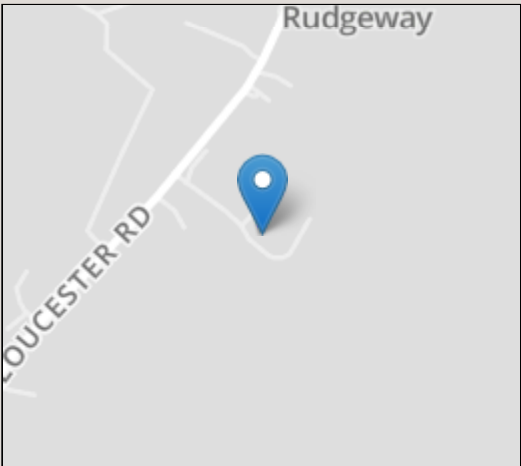
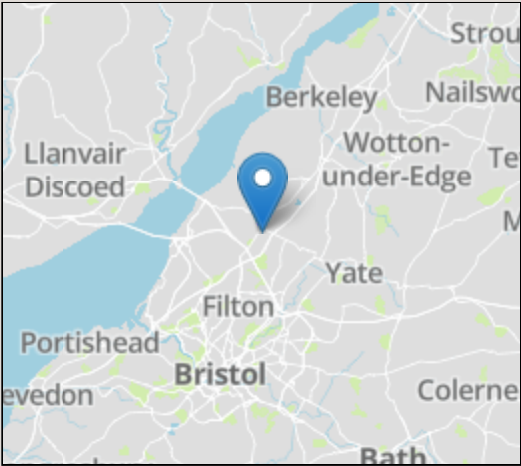
From J16 of the M5 take the A38 north. Drive out through Almondsbury, along the mile straight and on into Rudgeway. Turn right into Rudgeway Park, just by the speed camera and you will find number 21 a short way along on the right hand side.

**Local Authority & Council Tax** - South Gloucestershire - Tax Band D

**Tenure** - Freehold

**Additional Information** - [www.southglos.gov.uk](http://www.southglos.gov.uk)

**Contact & Viewing** - Email: [thornbury@milburys.co.uk](mailto:thornbury@milburys.co.uk) Tel: 01454 417336



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