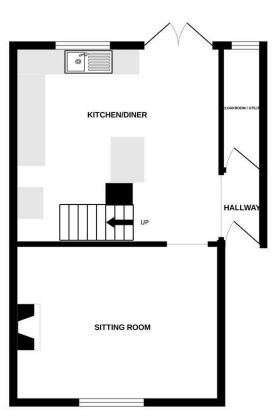
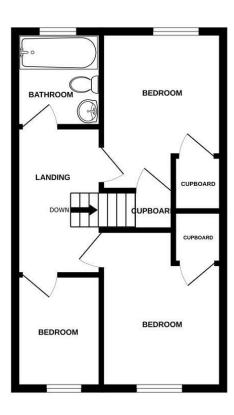
Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		U Directiv 002/91/E0	2 2

GROUND FLOOR 423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR 388 sq.ft. (36.0 sq.m.) approx.



# TOTAL FLOOR AREA: 811 sq.ft. (75.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, withdows, rooms and any other items are approximate and no responsibility is laken 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 service, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given.

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**CHARTERED SURVEYORS • ESTATE AGENTS** 

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31 Pennine Road, Oldland Common, Bristol, BS30 8QD



£320,000

A delightful and well presented end terraced home which has a lovely open plan kitchen diner. To the rear is a good enclosed rear garden and a garage is located close by.

Set back from the road
 Lovely open plan kitchen diner
 Breakfast bar
 Contemporary sitting room
 Cloakroom / Utility room
 Well presented bathroom
 Two double bedrooms and a single
 Enclosed rear garden
 Separate garage





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# 31 Pennine Road, Oldland Common, Bristol, BS30 8QD

Well located in Oldland Common, Bristol, this delightful end- BEDROOM 3.38 x 2.71 (11'1" x 8'10") terrace house on Pennine Road offers a perfect blend of modern Double glazed window with a rear aspect. Built in cupboard. living and comfort. With three bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by the heart of the home which is undoubtedly the modern open-plan kitchen and dining room, which is designed for both functionality and social interaction. This space is perfect for family meals or hosting gatherings, allowing for seamless flow between cooking and dining.

This is complemented by a contemporary sitting room that toilet and a stylish sink with mixer tap, set above a blue-fronted exudes warmth and style, providing a welcoming atmosphere for relaxation or entertaining guests

The property boasts a well-presented bathroom, ensuring that your daily routines are both comfortable and convenient. Outside, the enclosed rear garden offers a private sanctuary, ideal for enjoying the fresh air, gardening, or simply unwinding after a long day. Additionally, the garage provides valuable storage space or the potential for a workshop, catering to various needs.

This home is not only well-appointed but also situated in a desirable location, making it a fantastic opportunity for those looking to settle in a friendly community. With its modern features and inviting spaces, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

# **ENTRANCE AREA 1.62 x 0.89 (5'3" x 2'11")**

Entry via a uPVC door. Wood effect laminate flooring.

# CLOAKROOM / UTILITY 2.80 x 0.88 (9'2" x 2'10")

Roof light and a window to the rear. Toilet. Space for a washing machine. Laminate flooring. Electric fuse box.

### SITTING ROOM 4.58 x 3.48 (15'0" x 11'5")

Double glazed window with a front aspect. Chimney with space for an electric freestanding fire inset. To each side of the chimney are built in cupboards with shelves above. Vertical radiator

# KITCHEN DINER 4.37 x 4.58 (14'4" x 15'0")

This superbly designed space truly is the heart of the home. Thoughtfully arranged around the staircase to the first floor, the modern kitchen features an excellent range of grey wall and floor units topped with sleek white work surfaces and an inset white sink with mixer tap. A stylish subway-tiled splashback adds a contemporary touch, while a central peninsula provides additional storage along with a practical breakfast bar.

There is space allocated for an electric cooker, dishwasher, and fridge freezer, ensuring the kitchen is both functional and wellequipped. The room comfortably accommodates a dining table, making it ideal for family meals or entertaining. To the rear, a double-glazed window frames views of the garden, and doubleglazed French doors open directly onto the outdoor space, allowing natural light to fill the room.

Additional thoughtful details include attractive wood-effect flooring, contemporary wall lights, a ceiling light above the dining area, and ceiling spotlights in the kitchen zone, all contributing to the stylish and welcoming atmosphere.

### LANDING

Grey half height wall panelling. Loft access

# BEDROOM 3.50 x 2.70 (11'5" x 8'10")

Double glazed window with a front aspect, Built-in cupboard. Radiator.

Cupboard above stairs which house the combi boiler.

# BEDROOM 2.50 x 1.80 (8'2" x 5'10")

Double glazed window with a front aspect. Radiator.

# BATHROOM 1.97 x 1.78 (6'5" x 5'10")

A lovely touch of luxury is added with a classic claw-foot bath, complete with a thermostatic shower over and a glass shower screen. The bathroom also features an all-in-one close-coupled vanity cupboard for practical storage. The walls are partly tiled with white subway-style tiles, giving the room a clean, contemporary feel. Additional features include a heated towel rail and ceiling spotlights, enhancing both comfort and ambience.

The rear garden is fully enclosed with fencing to the sides and rear, offering both privacy and security. Directly outside the back of the property is a patio area—perfect for relaxing or enjoying alfresco dining. A second patio sits at the far end of the garden. providing an additional seating or entertaining space. Between the two patios lies a well-kept lawn bordered by attractive flowerbeds on either side. A side access gate adds further convenience.

# **GARAGE**

# **TENURE**

Freehold

# **COUNCIL TAX**

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is B. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

# ADDITIONAL INFORMATION

local authority. South Gloucestershire

Mobile phone EE O2 Three Vodafone. All good outdoor coverage. Source Ofcom

Broadband, Ultrafast 1000mps

Services. All services connected



















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