

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

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-terrace house on Pennine Road offers a perfect blend of modern 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 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 well-equipped. 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 double-glazed 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.

BEDROOM 3.38 x 2.71 (11'1" x 8'10")
Double glazed window with a rear aspect. Built in cupboard. 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 toilet and a stylish sink with mixer tap, set above a blue-fronted 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.

OUTSIDE

REAR GARDEN
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

