

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Oakenhill Walk, Bristol, BS4

Approximate Area = 1010 sq ft / 93.8 sq m
Outbuilding = 177 sq ft / 16.4 sq m
Total = 1187 sq ft / 110.2 sq m
For identification only - Not to scale



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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3 Oakenhill Walk, Bristol, BS4 4LP



£425,000

A beautifully presented three bedroom semi detached home benefiting from a landscaped rear garden with garden annex.

- Semi detached
- Entrance hallway
- Lounge
- Kitchen/dining room
- Landing
- Three bedrooms
- Bathroom
- Driveway
- Rear garden
- Annex

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3 Oakenhill Walk, Bristol, BS4 4LP

This beautifully presented three bedroom semi detached home offers bright, airy accommodation throughout, complemented by a highly convenient location for local amenities and access to the city centre.

The property is entered via an entrance porch which opens into a welcoming hallway featuring attractive wooden floorboards. From here, there is access to a light filled lounge and a modern kitchen/diner, enhanced by a central island. The ground floor accommodation is completed by a practical cloakroom. To the first floor are three well proportioned bedrooms, all served by a contemporary family bathroom suite.

Externally, the front of the property is laid to hardstanding, providing off street parking for multiple vehicles. The rear garden has been thoughtfully landscaped for ease of maintenance, featuring a pet friendly artificial lawn and a patio area perfect for outdoor dining. A versatile annex, currently used as a bar and gym, further enhances the space and would also make an ideal home office or hobby room.

INTERIOR

GROUND FLOOR

ENTRANCE PORCH 1.2m x 1m (3'11" x 3'3")
Obscured double glazed windows to side aspects, tiled flooring and door leading to entrance hallway.

ENTRANCE HALLWAY 4.3m x 1.8m (14'1" x 5'10")
Doors leading to all ground floor rooms and stairs leading to first floor with storage cupboard below. Wooden floorboards and a radiator.

LOUNGE 3.9m x 3.7m (12'9" x 12'1")
Double glazed window to front aspect, wooden floorboards, radiator and power points.

KITCHEN/DINING ROOM 5.7m x 3.8m (18'8" x 12'5")
Double glazed window to rear and side aspect and a door leading to lobby. Matching high gloss wall, base units and a central island with an overhang of work surface to create breakfast bar. Tiled splashbacks and a stainless steel one and a quarter sink with mixer tap over, integrated dishwasher and washing machine and a space for range cooker with extractor hood over. Tiled flooring to kitchen area and wooden floorboards to dining area. Spotlight lighting, radiator and power points.

LOBBY 2.3m x 0.7m (7'6" x 2'3")
Double glazed obscured door to rear garden, Vaillant gas combination boiler, tiled flooring and power points.

CLOAKROOM 1.5m x 0.5m (4'11" x 1'7")
Double glazed obscured window to side aspect, vanity basin with mixer tap over with tiled splashback to area. Low level wc and a heated towel rail.

FIRST FLOOR

LANDING 1.8m x 1.8m (5'10" x 5'10")
Double glazed window to side aspect, doors to first floor rooms and loft access via a hatch. Wooden floorboards and power points.

BEDROOM ONE 3.9m x 3.7m (12'9" x 12'1")
Double glazed windows to front aspect, wooden floorboards, radiator and power points.

BEDROOM TWO 3.8m x 3.5m (12'5" x 11'5")
Double glazed windows to rear aspect, wooden floorboards, radiator and power points.

BEDROOM THREE 2.9m x 2.1m (9'6" x 6'10")
Double glazed windows to rear aspect, radiator and power points.

BATHROOM 2.3m x 1.8m (7'6" x 5'10")
Double glazed obscured window to front aspect, carronite bath with taps, shower over and a glass shower panel. Vanity unit with a counter top sink with vado mixer tap over and a low level wc. Fitted shelving cupboard over bulkhead of stairs, splashbacks to wet areas and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY
Laid to hardstanding providing driveway for ample vehicles.

REAR GARDEN
Landscaped with pet friendly artificial lawn and a patio area for outdoor dining. Access to annex and gated side access to front of property.

ANNEX 5.7m x 2.7m (18'8" x 8'10")
Prefab concrete build, infared heating and power points.

TENURE
This property is freehold. There is a current rent charge of £11 per annum payable due to expire in 2037.

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band C according to www.gov.uk website. 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: Bristol City
Services: All services connected.
Broadband speed: Ultrafast 1800mbps (Source - Ofcom).
Mobile phone signal: outside EE, Vodafone and O2 - all likely available (Source - Ofcom).

