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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(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		

99 North Street, Oldland Common, Bristol, BS30 8TP



TOTAL FLOOR AREA: 1355 sq.ft. (125.9 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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Offers In Excess Of £550,000

A delightful characterful property with a modern finish internally and tucked away in a pretty location and benefits from a lovely rear garden and off street parking.

- Tucked away from the main road
- Three bedroom Cottage
- Open plan Living Area
- Lounge with wood burner
- Office
- Downstairs family bathroom
- Main bedroom with ensuite
- Enclosed rear garden with lawn and decked area
- Outbuilding/Office
- Off Street Parking x 2 Vehicles



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The Cottage is tucked away off the main road of North Street and has two off street parking spaces.

The Country Cottage comprises of a nice size entrance hall which leads into the cosy lounge with a wood burner to relax in front of on these chilly winter evenings. There is a downstairs office to be able to conveniently work from home and stairs leading to the first floor.

As you wander through the hallway passing the open window where you can take a glimpse of the dining room you are then greeted with the wow factor of the open plan living area where there are bi-fold doors leading the garden. Such a great open space to relax with family and friends and take in the outside space.

The kitchen/dining area is to the rear of the property and has plenty of wall and base units plus a centre island where you can entertain your family and guests with your culinary skills.

The family bathroom is also located on the ground floor.

The first floor has three bedrooms and the main having an ensuite.

The garden can be accessed through the bi-fold doors from the lounge area and is a wonderful and tranquil space for having a BBQ and taking in the sounds of the surrounding nature. There is also a outbuilding which has storage space and a separate room which could be used as a gym/office.

The property has two allocated off street parking spaces too.

GROUND FLOOR

ENTRANCE HALLWAY 4.93 x 2.93 (16'2" x 9'7")

Dual aspect windows, stairs leading to first floor landing, doors leading to rooms, underfloor heating.

LOUNGE 4.07 x 3.98 (13'4" x 13'0")

Dual aspect uPVC double glazed windows to side aspects, dual log and coal burning stove, radiator. Storage cupboard housing meters.

OFFICE 1.78 x 1.75 (5'10" x 5'8")

Double glazed uPVC window to side aspect, storage cupboard housing wall mounted gas combination boiler, underfloor heating.

FAMILY ROOM 4.61 x 4.53 (15'1" x 14'10")

Velux windows to roofline and double glazed window to side aspect, double glazed uPVC bifolding doors to rear aspect providing access to rear garden, radiator. Underfloor heating. Opening to kitchen/dining room.

KITCHEN/DINING ROOM 5.66 x 4.18 (18'6" x 13'8")

Open plan kitchen/dining room comprising of matching wall and base units with solid wood work surfaces, double ceramic sink with mixer tap over, space and plumbing for washing machine, electric oven with four ring gas hob and stainless steel extractor fan over. Centre Island. Dining area comprising of double glazed uPVC window to side aspect, storage cupboard, radiator, power points. Ample space for family size dining table, electric underfloor heating.

BATHROOM 2.65 x 2.11 (8'8" x 6'11")

Velux window, storage cupboard. Three piece suite comprising

hidden cistern WC, wash hand basin with mixer tap over, panelled bath with mixer tap over and oversized waterfall shower head over, tiled splashbacks to all wet areas, heated towel rail.

FIRST FLOOR

LANDING 1.92 x 1.87 (6'3" x 6'1")

Access to loft via hatch, doors leading to rooms.

BEDROOM ONE 4.35 x 2.93 (14'3" x 9'7")

Double glazed uPVC windows to front aspect, built in storage cupboard, radiator. Opening leading to en suite shower room.

EN SUITE SHOWER ROOM 2.87 x 1.06 (9'4" x 3'5")

Double glazed uPVC window to rear aspect. Matching three piece suite comprising of shower cubicle with oversized waterfall shower head off mains system, wash hand basin with mixer tap over, low level WC, tiled splashbacks to all wet areas, heated towel rail.

BEDROOM TWO 3.61 x 2.89 (11'10" x 9'5")

Dual aspect double glazed uPVC windows to side aspects, feature fireplace, radiator.

BEDROOM THREE 2.82 x 2.43 (9'3" x 7'11")

Double glazed uPVC window to side aspect, radiator.

EXTERIOR

REAR GARDEN: Mainly laid to lawn with patio and decking area, garden room/office & wall and fence boundaries.

PARKING

Two parking spaces located to the front of the property.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is E. 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 Services. All mains service connected Broadband. Ultrafast 1000mps Mobile phone. EE O2 Three Vodafone. All good outdoor signal Property is within a coal mining reporting area

