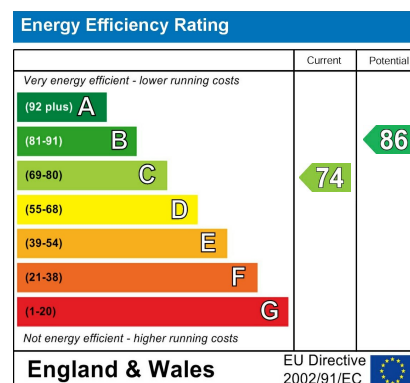




Total Area: 89.0 m² ... 958 ft² (excluding outside office)
All measurements are approximate and for display purposes only.

www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Saltford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

7 Fairway Close, Oldland Common, Bristol, BS30 9SA



£375,000

An extended 1960's built semi detached house set in a pleasant cul de sac setting with the advantage of a good size rear garden and easy access to local amenities.

- An ideal family home in a cul de sac close to amenities
- Porch & inner hallway
- Living room
- Large family/dining room
- Modern fitted kitchen
- 3 Bedrooms
- Bathroom
- Good size mature gardens
- Attractive timber garden cabin with power and light
- Viewing recommended



www.daviesandway.com

www.daviesandway.com

7 Fairway Close, Oldland Common, Bristol, BS30 9SA

This traditional 1960's built semi detached house has the advantage of a single storey side extension and is set on a good size plot in a popular cul de sac location close to Siston Brook and green space with easy access to St Bernard Lovell Academy and within walking distance of a neighbourhood rank of shops including a popular convenience store. The wider facilities of Longwell Green and Warmley are close by with good access to the Bristol Ring Road.

The property has the advantage of double glazed windows and doors and gas fired central heating. It is approached through an entrance porch to a spacious dining and family room from which french doors lead to the rear garden. Beyond an inner hallway with a staircase leading to the first floor is a bright and spacious living room to the front and well appointed modern kitchen to the rear with a range of built in appliances. There is also a bathroom on the ground floor, while on the first floor has three bedrooms with the main bedroom to the front being of particularly generous proportions offering potential to create an en suite facility above the ground floor bathroom if required.

On the outside, the property is set back from Fairway Close by a lawned garden. There is a good size rear garden comprising a paved terrace and lawn and an attractive timber garden cabin which is double glazed and has the benefit of power and light. An ideal space for a home office or studio.

The property has potential for further extension, subject obtaining necessary consents.

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

Double glazed leaded door to

ENTRANCE PORCH

Double glazed leaded window to front aspect, built in cloaks cupboard.

DINING/FAMILY ROOM 6.26m x 2.71m (20'6" x 8'10")

Double glazed window to side aspect and double glazed french doors leading to the rear garden. Two radiators, brick archway leading to

INNER HALLWAY

Staircase to first floor, radiator, shelved cupboard.

SITTING ROOM 4.54m x 4.27m into bay reducing to 3.02m (14'10" x 14'0" into bay reducing to 9'10")

Double glazed picture window to front aspect. Attractive brick fire surround with timber bressummer beam and low level alcove cupboards. Radiator.

KITCHEN 3.85m reducing to 2.97m x 2.63m (12'7" reducing to 9'8" x 8'7")

Double glazed door and window to rear aspect, understairs cupboard (included in measurements), radiator. The kitchen is furnished with a range of modern wall and floor units providing drawer and cupboard storage space with contrasting work surfaces, upstands and tiled surrounds. Inset stainless steel sink with mixer tap, integrated dishwasher, washing machine, fridge/freezer and five ring stainless steel gas hob with matching back panel and extractor hood with oven beneath. Pull out larder unit.

BATHROOM 1.94m x 1.74m (6'4" x 5'8")

Double obscure glazed window to rear aspect, heated towel rail.

White suite with chrome finished fittings and panelled surrounds comprising 'P' shaped bath, with mixer tap with curved shower screen, wc and wash basin with mixer tap.

FIRST FLOOR

LANDING

Recessed with Worcester gas fired combination boiler, radiator.

BEDROOM 4.56m x 3.0m (14'11" x 9'10")

Double glazed window overlooking the rear garden. Radiator. Built in wardrobe (excluded from measurements). There is scope to create an en suite facility in this bedroom (It is situated above the ground floor bathroom).

BEDROOM 3.04m x 2.28m (9'11" x 7'5")

Double glazed window, radiator, wardrobe recess (excluded from measurements).

BEDROOM 2.18m x 2.11m (7'1" x 6'11")

Double glazed window to front aspect, radiator.

OUTSIDE

FRONT GARDEN

Laid to lawn with shrubs and a pedestrian gate and pathway leading to the front door. There is a walled boundary to Fairway Close.

REAR GARDEN approximately 16m x 9m to max (approximately 52'5" x 29'6" to max)

The garden is of good size comprising a wide paved terrace immediately to the rear of the property with an outside tap and light with a side access leading to the front garden. The garden is laid predominately to lawn with flower and shrub borders and a timber shed. At the far end of the plot is a

ATTRACTIVE TIMBER CABIN 3.80m x 2.69m (12'5" x 8'9")

Double glazed windows and doors and power and light connected. This is an ideal building for use as a home office or studio etc and stands on the site of the former garage.

TENURE

Freehold subject to a rent charge.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. 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 Council.

The property is situated in a coal mining reporting area.

All mains services are available and connected. The property has gas fired central heating,.

