



## 35 Pennine Road

Oldland Common, Bristol, BS30 8QD

£1,450 PCM



PLEASE DO NOT CALL AGENT AND IF YOU WOULD LIKE TO APPLY, PLEASE EMAIL AGENT THROUGH THE PORTAL REQUESTING AN APPLICATION FORM

Nestled in the charming area of Oldland Common, this well-presented three-bedroom terraced family home on Pennine Road offers a delightful blend of comfort and convenience. The property boasts two spacious reception rooms, providing ample space for family gatherings and entertaining guests. The inviting layout is perfect for modern living, ensuring that every corner of the home is utilised to its fullest potential.

The three bedrooms are well-sized, making them ideal for families or those seeking extra space for guests or a home office. The bathroom is thoughtfully designed, catering to the needs of a busy household.

One of the standout features of this property is the garage, which offers secure parking for one vehicle, a valuable asset in this sought-after area. The location itself is a significant draw, with Oldland Common providing a friendly community atmosphere and easy access to local amenities, schools, and parks.

This terraced house is not just a home; it is a lifestyle choice, perfect for families looking to settle in a welcoming neighbourhood. With its appealing features and prime location, this property is sure to attract interest from those seeking a comfortable and practical living space in Bristol.



Approximate room measurements;

Lounge 10'11" x 16'0" (3.33m x 4.90m)

Dining room 12'11" x 8'3" (3.94m x 2.52)

Kitchen 13'8" x 7'5" (4.17m x 2.28m)

Bedroom one 11'0" x 9'2" (3.36m x 2.81m )

Bedroom two 11'5" x 11'1" (3.48m x 3.38m)

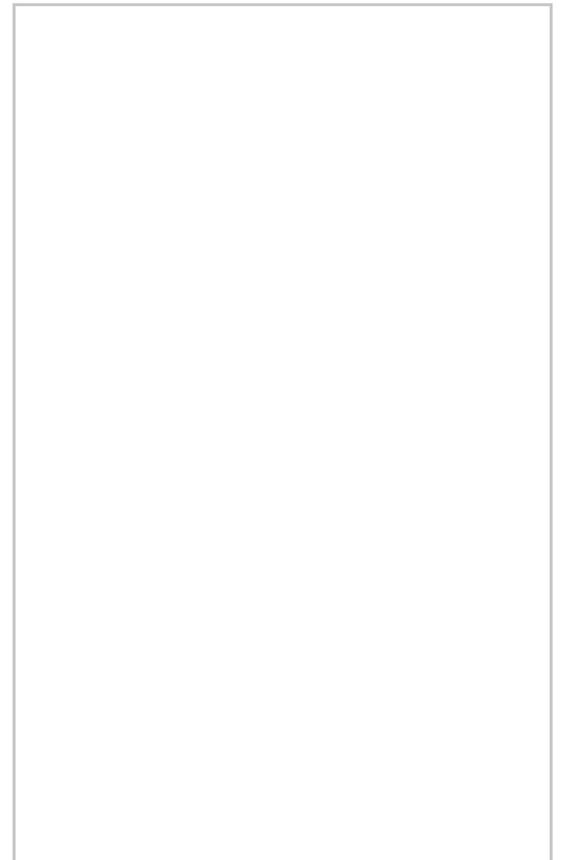
Bedroom three 6'11" x 6'2" (2.13m x 1.88m )

Bathroom 6'5" x 5'6" (1.96m x 1.68m)

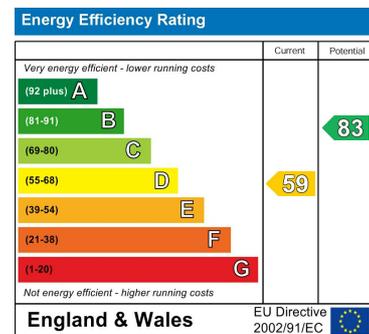
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.