

estate agents **auctioneers**

**hollis
morgan**



173 Okebourne Road, Brentry, Bristol, BS10 6QX
£310,000

A well balanced mid terrace family home with generous garden.

- Great family home
- Open plan kitchen
- 3 bedrooms
- Off street parking
- Enclosed rear garden
- Modern Bathroom
- Gas Central Heating

The Property

This well-presented three-bedroom family home features a contemporary open-plan living space on the ground floor. The living area is positioned at the front of the property and benefits from a large bay window, allowing plenty of natural light. The modern fitted kitchen includes cream floor and wall units complemented by mock maple work surfaces and stylish metro-tile splashbacks. It is well equipped with an electric hob and oven, extractor fan and a sink with mixer tap. There is also ample space for a good-sized dining table, making it ideal for family meals or entertaining. A door from the kitchen provides direct access to the rear garden.

The first floor comprises three bedrooms, including two doubles, along with a family bathroom. The main bedroom, located at the rear of the property, benefits from a large fitted wardrobe providing excellent storage.

The bathroom has been recently redecorated and offers a stylish, modern finish, featuring brushed brass fittings to the vanity basin, walk in shower and separate bath.

Externally, the property offers a generous driveway with parking for a couple of cars. To the rear is a safe, enclosed garden with a solid outdoor shed, ideal for storing bicycles or other outdoor equipment. Furthermore, the garden provides direct access to the Okebourne open play space through a rear garden gate, offering convenient and easy access for strolls and play.

Location

Okebourne Road is located on the edge of Charlton Common within a few minutes' walk of the enchanting woodland and open parkland and only 1 mile from the local shopping facilities of Westbury Village with its wide range of independent retailers whilst the regional shopping Centre at Cribbs Causeway is within 3 miles as is the regional motorway network with excellent local bus routes also situated within close proximity. Brentry Primary School is only a short stroll away.

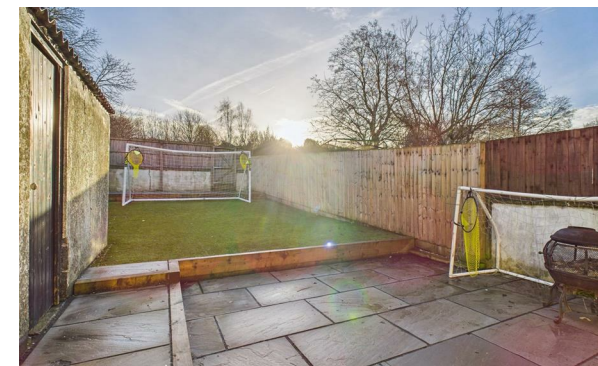
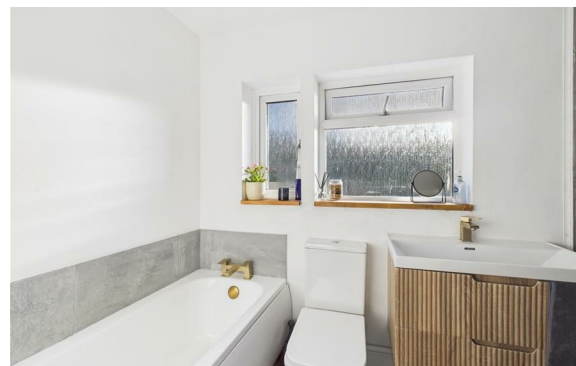
Other Information

Freehold.

Council Tax Band: B

Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



hollis
morgan
