



Approximate Area = 1012 sq ft / 94 sq m
 For identification only - Not to scale

Redfield Hill, Oldland Common, Bristol, BS30



We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/draind down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit

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Like what you see?



28 Redfield Hill, Oldland Common, Bristol, BS30 9TQ

Offers In Excess Of £300,000





Council Tax Band: C | Property Tenure: Freehold

DELIGHTFUL MID-TERRACED PERIOD HOME ON REDFIELD HILL IN OLDLAND COMMON!! Offered with no onward chain, this property is perfect for first-time buyers or those looking to downsize. The two reception rooms are versatile and can be tailored to suit your lifestyle, whether you envision a cosy living room, a formal dining area, or a study. The bright & airy kitchen / breakfast area is beautifully positioned to view the south-facing rear garden which is ideal for enjoying sunny afternoons and hosting gatherings with family and friends. The garden space offers a wonderful opportunity for gardening enthusiasts or simply a tranquil retreat to unwind after a long day. The first floor boasts two spacious double bedrooms, providing ample space for relaxation and rest, along with a 3 piece modern bathroom suite. The front & rear of the property offer lovely views, enhancing the overall appeal of this charming home. This period home combines character with modern living, making it a perfect canvas for your personal touch. With its prime location in Oldland Common, you will find yourself within easy reach of local amenities, parks, and excellent transport links, ensuring convenience and accessibility. In summary, this mid-terrace period house is a rare find, offering a blend of period charm and modern comfort in a sought-after location. Do not miss the chance to make this lovely property your new home.



Entrance Porch

3'11 x 2'11 (1.19m x 0.89m)
Door & window into porch, fuse box.

Entrance Hallway

11'7 x 2'11 (3.53m x 0.61m) 3.35m)
Stairs to first floor landing, feature archway, radiator.

Lounge

12'4 x 11'1 (3.76m x 3.38m)
2x double glazed sash windows to front, feature gas fireplace with surround, floorboards, ceiling coving, radiator.

Dining Room

13'5 x 11'4 (4.09m x 3.45m)
Feature gas fireplace with surround, storage cupboard understairs, floorboards, ceiling coving & rose, radiator, opening to kitchen / diner.

Kitchen / Breakfast Area

14' x 13'7 (4.27m x 4.14m)
2x velux windows in breakfast area, double glazed door & window to rear, the kitchen consists of matching wall and base units with work tops, sink with mixer taps & drainer built into worktop, splashbacks, tiled flooring, built-in electric oven & hob with extractor hood above, space for the following appliances:- fridge / freezer, washing machine and slimline dishwasher.

First Floor Landing

14'0 max x 5'4 max (4.27m max x 1.63m max)
Stairs to ground floor, storage cupboard, loft access.

Bedroom 1

14'4 x 12'4 (4.37m x 3.76m)
2x double glazed sash window to front, feature fireplace with surround, picture rail, floorboards, radiator.

Bedroom 2

12'10 x 9' (3.91m x 2.74m)
Double glazed window to rear, built-in wardrobes with overhead storage (one of the wardrobes houses the gas combi boiler), ceiling coving, wood effect flooring, radiator.

Bathroom

10'6 x 6'11 (3.20m x 2.11m)
Obscure double glazed window to side, bath with shower over, wash hand basin, W.C., part tiled walls, tile effect flooring, extractor fan.

Front Garden

Gated pathway to front door, mainly laid to gravel with shrubs & trees, enclosed by low level wall, outside lighting.

Rear Garden

Beautiful mature garden which is mostly laid to lawn with pergola in the centre, gravel & bark areas with shrubs & plants, shed, enclosed by fencing and bushes, path to rear, outside light & water tap, rear gate to access lane.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		85
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

