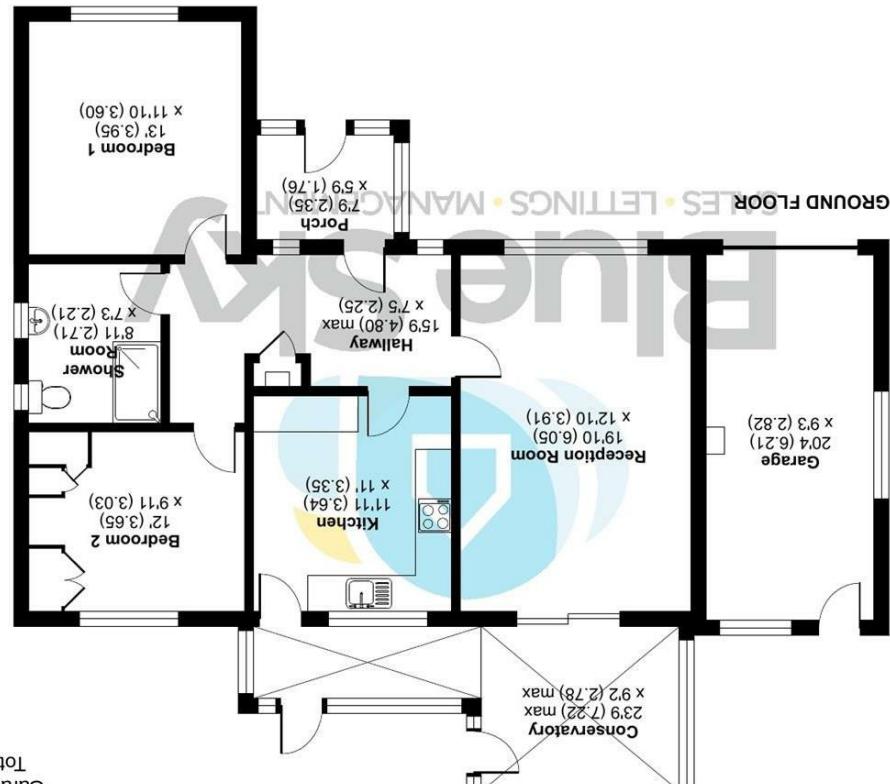


We have carefully prepared these particulars to provide you with a fair and reliable description of the property, however, these details and anything we've said about the property, are not part of an offer of contract and we can't guarantee their accuracy. All measurements given are approximate and our 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 fixtures and fittings listed, so unless asked for, warranty or service certificates, or guarantees, appliances, equipment, fixtures or fittings listed, we recommend you carry out your own independent checks prior to exchange of contracts. Please also be aware that if services have been switched off/dismantled/draINED 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. Intermediary purchasers will be asked to provide proof of their ability to fund the purchase and we ask you to co-operate in order to avoid delay in agreeing a compulsory sale with money laundering regulations to protect your co-operation in this regard.

Like what you see? Get in touch to arrange a viewing!  
t: 0117 9328165 e: info@bluesky-property.co.uk  
See all of our amazing properties and get lots of help at:  
28 Ellacombe Road, Bristol, BS30 9BA  
[www.bluesky-property.co.uk](http://www.bluesky-property.co.uk)  
Don't forget to register and stay ahead of the crowd.

The logo for Blue Sky Sales & Lettings Management. It features the word "Blue" in a blue, lowercase, sans-serif font above the word "Sky" in a larger, bold, black, sans-serif font. Below "Sky" is a stylized graphic consisting of three overlapping semi-circles in light blue, medium blue, and dark blue. In the center of the semi-circles is a white shield-shaped outline with a small cross inside.



**2A Oakfield Road, Kingswood, Bristol, BS15 8NT**  
**Offers In Excess Of £350,000**



Council Tax Band: D | Property Tenure: Freehold

DETACHED BUNGALOW WITH 2 DOUBLE BEDROOMS LOCATED ON OAKFIELD ROAD IN KINGSWOOD!! This delightful bungalow offers a perfect blend of comfort and convenience. Built in 1968, this well-maintained property spans an impressive 883 square feet, providing ample space for modern living. The bungalow features two generously sized double bedrooms, ideal for families or those seeking extra room for guests. The layout includes two inviting reception rooms, perfect for entertaining or relaxing with loved ones. The kitchen is functional and well-equipped, catering to all your culinary needs. One of the standout features of this property is the extensive driveway, which accommodates up to five vehicles, ensuring that parking is never a concern. The low maintenance enclosed rear garden offers a private outdoor space, perfect for enjoying sunny days or hosting gatherings without the hassle of extensive upkeep. Offered with no onward chain, this bungalow presents a fantastic opportunity for buyers looking to move in swiftly and start enjoying their new home. Whether you are a first-time buyer, a downsizer, or seeking a peaceful retreat, this property is sure to impress. Don't miss the chance to make this charming bungalow your own in the desirable area of Kingswood.



#### Porch

7'9" x 5'9" (2.36m x 1.75m)  
uPVC double glazed door into porch, double glazed windows and roof.

#### Hallway

15'9" x 7'5" (4.80m x 2.26m)  
Door into hallway, obscure windows to front, storage cupboard housing gas combi boiler, radiator, loft access.

#### Lounge

19'10" x 12'10" (6.05m x 3.91m)  
Double glazed window to front, double glazed sliding doors to conservatory, radiators x2, electric fireplace.

#### Kitchen

11'11" x 11' (3.63m x 3.35m)  
Double glazed window and door to conservatory, kitchen consists of matching wall and base units with worktops, stainless steel sink with mixer taps & drainer, extractor hood, part tiled walls, wood effect flooring, radiator, space for the following appliances:- electric cooker, fridge/freezer & washing machine.

#### Conservatory

23'9" x 9'2" (7.24m x 2.79m)  
2x double glazed doors to rear garden, double glazed windows surround, perspex roof, radiators x2.

#### Bedroom 1

13' x 11'10" (3.96m x 3.61m)  
Double glazed window to front, radiator.

#### Bedroom 2

12' x 9'11" (3.66m x 3.02m)  
Double glazed window to rear, radiator, fitted wardrobes and chest of drawers.

#### Shower Room

8'11" x 7'3" (2.72m x 2.21m)  
2x obscured double glazed windows to side, walk in shower cubicle, wash hand basin, W.C, extractor fan, heated towel rail.

#### Front / Driveway

Driveway parking for four cars, dual side access to rear, gravel garden with shrubs, brick walls enclosing, outside lighting, water tap to side.

#### Rear Garden

Low maintenance mature rear garden, mostly patio with raised boarders, shrubs and trees, brick walls enclosing, dual side access to front, outside lighting, door into garage.

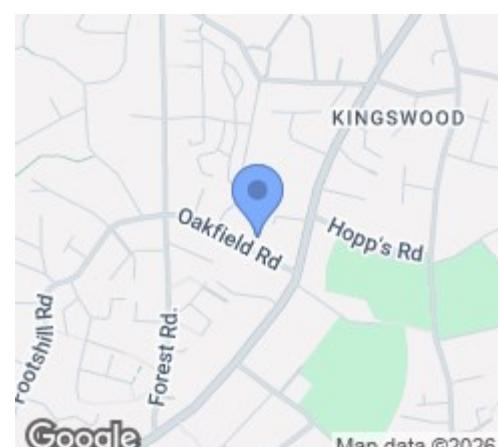
#### Garage

20'4" x 9'3" (6.20m x 2.82m)  
Up and over door, window to side and rear, door to rear garden, power and lighting.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		50
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Property  
Ombudsman



arla propertymark  
PROTECTED



naea propertymark  
PROTECTED