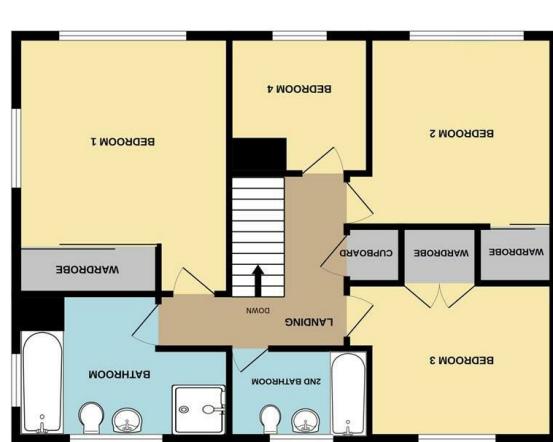


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The logo for Blue Sky Solutions, featuring the company name in a stylized blue font above a blue circular graphic containing a white shield.

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1ST FLOOR



GROUND FLOOR



3 Westland Avenue, Oldland Common, Bristol, BS30 9SH

Offers In Excess Of £450,000



Council Tax Band: D | Property Tenure: Freehold

BEAUTIFUL 4 BEDROOM SEMI-DETACHED FAMILY HOME ON A CORNER PLOT LOCATED ON WESTLAND AVENUE, OLDLAND COMMON!! This delightful semi-detached home offers a perfect blend of comfort and potential. Built in the 1960s, this property boasts a spacious layout with four well-proportioned bedrooms, making it an ideal choice for families seeking room to grow. Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining. The modern fitted kitchen is equipped with integrated appliances, ensuring that meal preparation is both efficient and enjoyable. With two bathrooms, morning routines will be a breeze for the entire family. The property is set on a generous corner plot, providing ample outdoor space and the exciting potential for further development, should you wish to expand or enhance your living environment. The mature rear garden offers a tranquil retreat, ideal for outdoor gatherings or simply enjoying a quiet moment in nature. Parking is a significant advantage here, with driveway parking for up to 3 vehicles and two garages. This feature is particularly valuable in a family home, ensuring convenience for all residents and guests. In summary, this four-bedroom semi-detached house on Westland Avenue is a wonderful opportunity for those looking to settle in a friendly community while enjoying the benefits of a spacious and adaptable home. With its modern amenities, generous parking, and potential for further development, this property is not to be missed.



Porch

5'7" x 7'2" (1.70m x 2.18m)
UPVC double glazed door into porch, tiled flooring, part tiled walls.

Hallway

10'11" x 5'11" (3.33m x 1.80m)
Obscure single glazed door and window into hallway, stairs to first floor landing, radiator, storage cupboard housing fuse box and meters.

Lounge

12'11" max x 12'9" max (3.94m max x 3.89m max)
Double glazed window to front, electric fireplace, radiator.

Dining Room

12'5" max x 19'1" max (3.78m max x 5.82m max)
Double glazed french doors and windows to rear, 2x storage cupboards, wood effect flooring, radiator, electric fireplace, open archway to kitchen.

Kitchen

8'10" x 12'11" (2.69m x 3.94m)
Double glazed window to rear, kitchen consists of matching wall and base units with worktops, 1 & 1/2 bowl stainless steel sink with mixer taps and drainer, wood effect flooring, radiator, part tile splash backs, door to garage, the following appliances are integrated:- under cabinet fridge, washing machine, dishwasher, electric cooker, microwave and gas hob with extractor hood above.

Integral Garage

18'11" x 12'0" (5.77m x 3.66m)
Electric roller door, double glazed door and window to side, power and lighting.

Landing

8'4" max x 10'2" max (2.54m max x 3.10m max)
Stairs to ground floor, airing cupboard housing gas combi boiler, 2x loft access.

Bedroom 1

13'4" max x 11'11" max (4.06m max x 3.63m max)
2x double glazed windows to front & side, built in mirrored wardrobes, wood effect flooring, radiator.

Bedroom 2

11'4" max x 12'6" max (3.45m max x 3.81m max)
Double glazed window to front, built in mirrored wardrobes, radiator.

Bedroom 3

9'5" max x 12'6" max (2.87m max x 3.81m max)
Double glazed window to rear, built in wardrobes, radiator.

Bedroom 4

8'4" max x 7'10" max (2.54m max x 2.39m max)
Double glazed window to front, radiator.

Bathroom

8'10" max x 11'11" max (2.69m max x 3.63m max)
2x double glazed windows to rear & side, 4 piece bathroom suite:- walk in shower cubicle, bath, wash hand basin & WC, radiator, wood effect flooring, tiled walls.

Second Bathroom

5'6" x 7'11" (1.68m x 2.41m)
Obscure double glazed window to rear, bath, wash hand basin, W.C, radiator, wood effect flooring, part tile splash backs.

Rear Garden

Mature rear garden consisting of multiple areas:- patios, laid to lawn, raised borders, greenhouse, bushes, trees, fences enclosing, outside lighting & water tap, side access to front, double gates to rear lane,

Driveway

Brick paved driveway provided parking for 3 cars, gravel and shrub areas, gated side access to rear, outside lighting, brick walls enclosing, access to integral garage.

Garage

17'2" x 9'3" (5.23m x 2.82m)
Up and over door, 3x double glazed windows, double glazed door, power and lighting.

Energy Efficiency Rating

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

