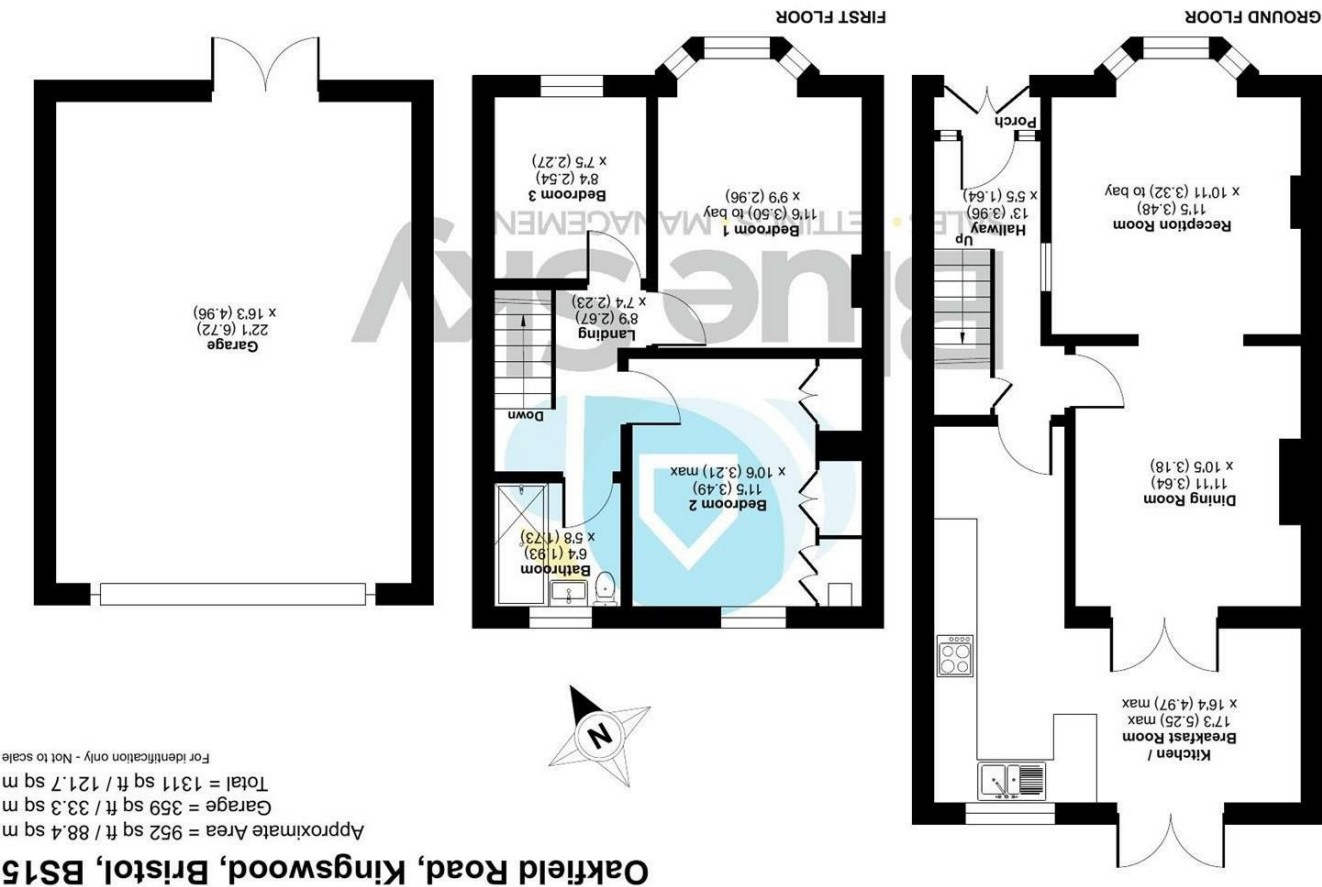




We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and 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/drainage 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

Don't forget to register and stay ahead of the crowd.

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Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: B | Property Tenure: Freehold

OFFERED WITH NO ONWARD CHAIN! Nestled on the sought-after Oakfield Road in Bristol, this charming mid-terrace house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting lounge/diner provides a perfect setting for relaxation and entertaining, creating a warm and welcoming atmosphere. One of the standout features of this home is the good-sized garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air. The garden space is a rare find in urban settings, making it a delightful addition to the property. Furthermore, the convenience of a double garage and driveway parking for several cars, ensures that you will never have to worry about finding a space on the street. Situated on a popular road, this home benefits from a friendly community and easy access to local amenities, schools, and transport links. Whether you are looking to settle down or invest, this property is a fantastic choice in a vibrant area of Bristol. With its combination of space, outdoor enjoyment, and convenient location, this mid-terrace house is sure to attract interest. Do not miss the chance to make it your own.



Front

Entrance Porch

Wooden front door with stained glass panels, two uPVC obscured double glazed doors, tiled effect flooring.

Entrance Hall

13' x 5'5 (3.96m x 1.65m)
Single glazed window to lounge, wall mounted cupboard housing consumer unit and meters, radiator.

Lounge

11'5 x 10'11 (3.48m x 3.33m)
uPVC double glazed window to front, radiator, decorative open fireplace, single glazed window to hall, arch to dining room.

Dining Room

11'11 x 10'5 (3.63m x 3.18m)
double door with glazed panel to kitchen, radiator.

Kitchen / Breakfast Room

17'3 max x 16'4 max (5.26m max x 4.98m max)
Glazed panelled door to dining room, uPVC double glazed patio door to garden, a range of wall and base units with work tops over, stainless steel one and a half bowl sink and drainer with mixer tap, vinyl flooring, tiled splash backs, integrated fridge / freezer, radiator, gas oven and hob stainless steel extractor hood, space for washing machine.

First Floor Landing

8'9 x 7'4 (2.67m x 2.24m)

Bedroom One

11'6 into bay x 9'9 (3.51m into bay x 2.97m)
uPVC double glazed window to front, radiator, wood effect flooring.

Bedroom Two

11'5 x 10'6 max (3.48m x 3.20m max)
uPVC double glazed window to rear, built-in wardrobe with wooden doors housing gas combi boiler, radiator.

Bedroom Three

8'4 x 7'5 (2.54m x 2.26m)
uPVC double glazed window to front, radiator.

Bathroom

6'4 x 5'8 (1.93m x 1.73m)
Obscure uPVC double glazed window to rear, vinyl tile effect flooring, stainless steel towel rail, low level W.C., wash hand basin, fully tiled walls, ceramic bath with shower mixer, frosted glass vanity unit, loft hatch.

Front Driveway

Driveway parking for several cars.

Rear Garden

Patio and steps, established plants, garage, gate to rear lane.

Garage

22'1 x 16'3 (6.73m x 4.95m)
Double garage, up and over door, uPVC double glazed doors to rear, power and light, rear lane access.

Agent Note

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.

