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£425,000

19 Orchard Boulevard Oldland Common Bristol BS30 9PS

STYLISH FOUR BEDROOM SEMI DETACHED HOME

CUL DE SAC POSITION **

OPEN CONCEPT LIVING ** MODERN EQUIPPED KITCHEN

CONSERVATORY *** LOFT ROOM *

FOUR BEDROOMS ** STUNNING MODERN BATHROOM **

AMPLE OFF STREET PARKING FOR SEVERAL VEHICLES

ENCLOSED GARDENS ** VIEWING HIGHLY RECOMMENDED **



Zoopa.co.uk



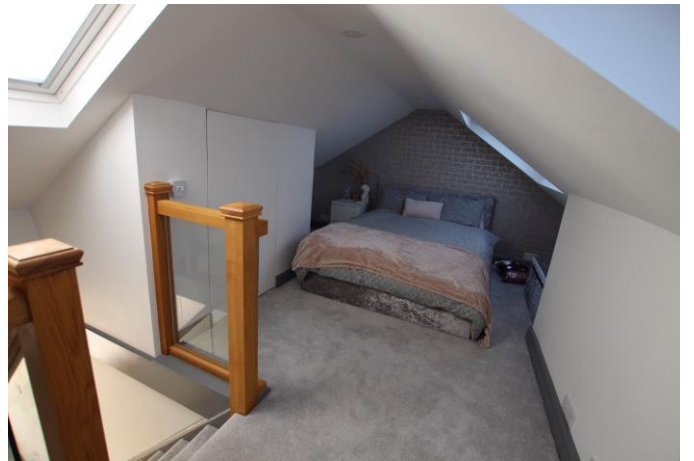
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89A BATH ROAD LONGWELL GREEN BRISTOL BS30 9DF

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The accommodation comprises more fully as follows: - (all measurements are approximate)

Entrance

Composite entrance door with glass inserts and side panels.

Entrance Hallway

Double radiator, storage cupboard, stairs to the first floor accommodation, door leading to the lounge.

Lounge 14' 0" into recess x 14' 0" (4.27m x 4.26m)

uPVC double glazed window to the front. Victorian style radiator, built in gas insert fire, double doors leading to the kitchen/dining/family room.

Kitchen/Dining.Family Room 16' 6" x 7' 5" (5.04m x 2.27m)

Two uPVC double glazed windows to the rear. Range of contemporary grey high gloss wall and base units with one and half bowl ceramic sink unit with mixer, built in fridge freezer, dishwasher, washing machine and tumble dryer, built in double electric oven with five ring gas hob with extractor over, wine cooler, square edge worksurfaces with upstands, LVT flooring, tiling behind sink unit and hob, . concealed door to under stairs storage,

Conservatory/Dining/Family Room 8' 7" x 17' 9" (2.61m x 5.40m)

uPVC double glazed window and door leading to the gardens, wood panel walls, two double radiators, ceiling spotlights, LVT flooring.

First Floor Landing

Bedroom One (Formerly Bedroom One and Three) 20' 6" x 17' 5" (6.24m x 5.31m)

Two uPVC double glazed windows, double radiator, built in wardrobes.

Bedroom Two 10' 10" x 9' 3" (3.31m x 2.81m)

uPVC double glazed window to the rear, double radiator

Bedroom Three 7' 6" x 7' 1" (2.28m x 2.15m)

uPVC double glazed window, double radiator, storage cupboard (one housing combination boiler) vinyl flooring.

Bedroom Four 10' 9" x 5' 2" (3.28m x 1.57m)

uPVC double glazed window to the front, double radiator, built in wardrobe, staircase leading to the loft room.

Loft Room 10' 11" max x 17' 6" (3.33m x 5.33m)

Loft room currently used as a bedroom. Velux windows, built in storage, single radiator.

Bathroom

uPVC double glazed obscure window to the rear. White tub bath, white sink and toilet, built into high gloss combination unit, tiled floor, stainless steel electric ladder radiator, walk in shower, ceiling spotlights, underfloor heating.

Outside

Front : Off street parking for a number of vehicles. Rear : Patio area, outside tap, lawn with shrub borders, shed with light, outside electric sockets, enclosed by wood fencing.

Tenure

South Gloucestershire Council - Freehold

Council Tax band D

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

16/01/2024, 16:13 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

19 Orchard Boulevard Oldland Common BRISTOL BS30 9PS	Energy rating D	Valid until: 14 January 2034 <hr/> Certificate number: 9205-3033-7209-5864-6204
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Property type	Semi-detached house
Total floor area	124 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	73 C
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/9205-3033-7209-5864-6204?print=true>
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