



42, St. Annes Drive, Oldland Common
Bristol, South Gloucestershire, BS30 6RB

£360,000

Anne James are pleased to offer for sale this semi detached bungalow within the desirable location of Oldland Common. The accommodation can be approached via an entrance path which leads to a front entrance porch with access to the entrance hallway. Off of the hallway is a lounge, kitchen, and shower room with two bedrooms. To the outside of the property is a single garage with up and over door, and easily maintained gardens. The property is offered with No Onward chain

Entrance

uPVC double glazed french porch doors with half glazed front door into hallway

Entrance Hallway

Meter Cupboard, single radiator, storage cupboard, doors to the kitchen, bathroom, bedrooms and lounge.

Lounge

16' 1" x 10' 9" (4.90m x 3.27m)

uPVC double glazed window to the front, double radiator, feature fireplace with gas fire (not tested)

Kitchen

12' 0" x 8' 7" (3.67m x 2.61m narrowing to 1.79m)

uPVC double glazed window to the front, half glazed wood door to the side, range of white wall and base units with rolled edge worksurfaces, tiled splashbacks, stainless steel sink unit with mixer, space for cooker, washing machine and fridge freezer, single radiator, vinyl flooring.

Shower Room

uPVC double glazed obscure window to the side. White sink unit with storage under, shower cubicle, double radiator, vinyl flooring, part tiled walls.

Bedroom One

9' 9" x 11' 6" (2.97m x 3.50m)

uPVC double glazed window to the rear, single radiator.

Bedroom Two

10' 10" x 12' 2" (3.29m x 3.70m) to wardrobe uPVC double glazed window to the rear, single radiator, built in double wardrobe, cupboard housing combination boiler.

Kitchen side Porch

Useful porch with water tap and uPVC door to garden.

Front

Laid to shingle with shrub borders. Driveway providing off street parking leading to the garage.





Garage

With electric up and over door with power and light supply.

Rear Gardens

Mainly laid to shingle, shrubs and greenhouse



For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details 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.

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Bristol