



6, Highleaze Road, Oldland Common Bristol,
South Gloucestershire, BS30 9SG

Offers in the region of
£340,000

Semi detached bungalow set within a popular area of Oldland Common in need of modernisation. The property which was formally a two bedroom now has a master bedroom and a loft room currently used as a bedroom with an en-suite. The property which is sat in beautifully well tended gardens also benefits from a hallway/second bedroom, lounge with patio doors onto the conservatory, with a kitchen and bathroom. To the outside of the property is a single garage with additional parking for several vehicles. Offered with no onward chain.

Entrance

Wood entrance door leading into ...

Entrance Hallway Formally Bedroom Two

8' 7" x 12' 2" (2.61m x 3.72m)

Two uPVC windows, stairs to the first floor accommodation, single and double radiator, meter cupboard, storage cupboard, doors leading to the bedroom, lounge and bathroom.

Bedroom One

12' 2" x 10' 7" (3.72m x 3.22m)

uPVC double glazed window to the front, single radiator.

Bathroom

uPVC double glazed obscure window to the side elevation, coloured suite comprising of panelled bath, pedestal wash hand basin, low level WC, fully tiled walls, laminate flooring, single radiator.

Lounge

10' 7" x 14' 7" (3.23m x 4.45m)

uPVC patio door leading to the conservatory, single radiator, gas fire (not tested). Door leading into the dining room.

Dining Room

8' 9" x 8' 10" (2.66m x 2.70m)

uPVC double glazed window, single radiator, door leading to ...

Kitchen

10' 11" x 9' 5" (3.33m x 2.86m)

uPVC window to the side and wood window to other side, uPVC half glazed door. Range of wood base and wall units, stainless steel single drainer sink unit, space for cooker, washing machine and fridge, wall mounted gas boiler, rolled edge work surfaces, tiled splashbacks, laminate flooring.

Conservatory

uPVC double glazed construction with dwarf wall, french doors leading to the rear garden.

Loft Room

14' 0" x 11' 8" (4.26m x 3.55m)

Loft room is currently used as bedroom Two. Velux style window, eaves storage, dressing area,





uPVC double glazed window to the side, built in door leading to the en-suite.

En Suite

Low level WC, pedestal wash hand basin, eaves storage, laminate flooring.

Outside

Front and Side garden

Laid to lawn area with shrubs and trees, side garden with lawn and shrubs. Driveway providing off street parking, Gate to the rear garden.

Rear Garden

Mainly laid to patio, courtesy door leading to garage. Greenhouse and garden shed.

Garage

With up and over door, power and light, Workshop extension to the side.

Freehold

The property is Freehold

Council Tax

The property is Band C South Gloucestershire Council





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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