



26, Court Road, Oldland Common Bristol,  
South Gloucestershire, BS30 9SP

£325,000

Set within a popular area of Oldland Common and close to all local amenities and the Bristol to Bath cycle path, Anne James are pleased to offer for sale this three bedroom semi detached property offered with **No Onward Chain**. The property which is in need of some updating but offering exceptional potential, benefits to the ground floor of an entrance door leading into the entrance hallway, lounge/dining room and a kitchen with access onto the enclosed garden. To the first floor are three bedrooms and a bathroom suite. To the rear the garden is mainly laid to lawn, with patio area and various shrubs and bushes and is enclosed by woodlap fencing. To the front of the property is a garage with a driveway offering parking for several vehicles. Viewing is highly recommended.

### Entrance

uPVC double glazed door with matching obscure side panels leading to the hallway.

### Hallway

Stair case leading to the first floor, radiator, cupboard housing utility meters, under stairs storage cupboard, doors leading to the lounge/dining room and kitchen.

### Kitchen

7' 5" x 12' 2" max narrowing to 8'8" (2.25m x 3.72m narrowing to 2.64m)

uPVC double glazed window to the rear, uPVC double glazed door and window to the rear, range of wall and base units with rolled edge work surfaces, tiled splash backs, one and a half bowl composite sink with mixer tap, space for electric cooker, space for fridge, and washing machine, door leading to the under stairs storage cupboard / pantry, radiator, door leading to the dining room.

### Dining Room

12' 3" x 10' 10"max. (3.74m x 3.29m)

uPVC double glazed window to the rear, wall mounted gas fire, double doors leading into lounge, radiator.

### Lounge

12' 3" x 12' 4" (3.74m x 3.76m)

uPVC double glazed window to the front, radiator.

### First Floor Landing

uPVC double glazed window to the side, doors leading to all bedrooms and bathroom, access to the loft hatch.

### Bedroom One

12' 0" x 10' 4" (3.66m x 3.15m)

uPVC double glazed window to the front, radiator.

### Bedroom Two

12' 5" x 10' 6" (3.78m x 3.19m)

uPVC double glazed window to the rear, door to the airing cupboard, radiator.

### Bedroom Three

8' 0" x 8' 2" (2.43m x 2.50m)

uPVC double glazed window to the front, bulkhead storage cupboard, radiator.





### **Bathroom**

5' 6" x 6' 1" (1.67m x 1.85m)

uPVC double glazed obscure window to the rear, panel bath with electric shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator.

### **Outside**

### **Front Garden**

Laid to stone with various shrubs, driveway providing off street parking for several vehicles.

### **Rear Garden**

Laid to patio and lawn with shrub borders, enclosed by wood lap fencing, outside tap, garden shed.

### **Garage**

With up and over door, power and light supply.

### **Tenure**

Freehold

### **Council Tax**

Band C Rating

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.

Anne James Estate Agents Office  
Tel: 0117 9328611

89a Bath Road  
Longwell Green  
BS30 9DF  
info@annejames.co.uk

Bristol