



37, Pennine Road, Oldland Common, Bristol,
South Gloucestershire, BS30 8QD

£315,000

ONLY BY STEPPING OVER THE THRESHOLD OF THIS STUNNING PROPERTY will you appreciate all that is on offer. If you are looking for a property where you can just hang your coat up and kick off your shoes, then this is the one for you. Located in a sought-after location is this three-bedroom terraced home with garage. Having been greatly improved by the current owner the property now offers light and airy accommodation which briefly includes an entrance hallway, a spacious lounge with an opening into a modern kitchen/dining room on the ground floor. To the first floor you will find the three generous bedrooms and a modern white bathroom. Further benefits include Upvc double glazing, gas central heating, an enclosed westerly facing rear garden and a single garage located in a block to the rear of the property. This lovely home is located close to local amenities, schools and shops and is just a short stroll away from the cycle track and countryside and is well placed for both City Centres of Bristol and Bath, Keynsham Railway Station and the Ring Road. Early viewing of this fine property is highly recommended.

Entrance

The entrance to the property is through a composite part glazed door to the hallway.

Entrance Hallway

4' 9" x 2' 9" (1.46m x 0.84m)

Tiled flooring, part glazed door to the lounge.

Lounge

16' 1" x 11' 3" (4.91m x 3.43m)

Upvc double glazed window to the front, double radiator, laminate flooring, obscure glazed doors to the dining room, staircase to the first floor.

Kitchen

13' 1" x 5' 11" (3.98m x 1.81m)

Upvc double glazed window to the rear, range of wall and base units with square edge work surfaces, stainless steel sink unit with mixer tap, space for a washing machine and tumble dryer, space for a fridge/freezer, stainless steel oven, stainless steel gas hob, stainless steel filter hood, radiator, concealed gas boiler.

Dining Room

13' 0" x 8' 0" (3.96m x 2.43m)

Upvc double glazed window and door to the rear, laminate flooring, double radiator.

First Floor Landing

Door to airing cupboard, radiator, loft hatch.

Bedroom One

13' 0" x 9' 3" (3.96m x 2.81m)

Upvc double glazed window to the rear, double radiator.

Bedroom Two

11' 5" x 9' 8" (3.47m x 2.95m)

Upvc double glazed window to the front, radiator.

Bedroom Three

7' 1" x 5' 5" (2.15m x 1.64m)

Upvc double glazed window to the front, radiator.

Bathroom

6' 5" x 4' 10" (1.96m x 1.48m)

Upvc obscure double glazed window to the rear, modern white suite comprising of a 'P' shaped bath with mixer tap and mains shower, vanity





wash hand basin, low level WC, extractor fan, tiled splash backs.

Garage

Single garage with an up and over door.

Front Garden

The front garden is laid to lawn with mature flower and shrub borders and a pathway leading to the front door.

Rear Garden

The enclosed and private rear garden has a westerly aspect and is mainly laid to lawn with a chipped slate area. There are mature flower and shrub borders, an outside tap and gated access which leads to a single garage located in a block to the rear of the property.



Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax Band

Band B



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For clarification we wish to inform prospective purchasers that we have prepared these 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.

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