



3, Glenwood Drive, Oldland Common Bristol,
South Gloucestershire, BS30 9RZ

£350,000

Anne James Estate Agents are pleased to offer for sale this two bedroom (formerly three bedrooms) property within the highly sought after Oldland Common area. The property can be approached via a driveway providing off street parking for several vehicles which leads to a single garage. The accommodation comprises to the ground floor of a lounge, with an extended kitchen/dining room and shower room and to the first floor are two bedrooms. The property stands in large gardens with huge potential subject to the relevant planning application. The property is offered with No onward Chain. Properties of this nature is sure to appeal and will generate a lot of interest.

Entrance

uPVC double glazed door and double glazed obscure side panel leading to the entrance hallway.

Entrance Hallway

Double radiator, storage cupboard, door leading to the bathroom, kitchen/dining room and lounge.

Lounge

14' 10" to recess x 14' 5" (4.53m x 4.40m)
uPVC double glazed window to the front, gas fire with back boiler, serving hatch to kitchen, recess shelving, cove ceiling.

Shower

uPVC obscure window to the side, white low level WC, wash hand basin with built in storage under, single radiator, double shower cubicle with electric shower, tiled walls, vinyl flooring.

Kitchen/Dining Room

19' 2" x 8' 8" (5.83m x 2.64m)

Dining area Under stairs storage cupboard, serving hatch to the lounge, double radiator, open to the kitchen :- Two uPVC double glazed windows, uPVC double glazed door range of base units with square edge worksurfaces, stainless steel gas hob, space for washing machine and fridge, wall mounted gas fire.

First Floor Landing

Doors to all bedrooms, cupboard housing immersion tank.

Bedroom Two (formerly 2 & 3)

14' 0" to wardrobes x 10' 0" narrowing to 7'0" (4.26m x 3.04m narrowing to 2.13m)
Two uPVC double glazed windows to the front, single radiator, range of built in wardrobes.

Bedroom One

13' 0" to wardrobes x 10' 0" (3.97m x 3.06m)
uPVC double glazed window to the rear, single radiator, range of built in wardrobes.

Outside





Front Garden

Double gates leading to the garage with up and over door, two lawns, paved driveway various shrubs, off street parking for several vehicles.

Rear Gardens

Patio area, Mainly laid to lawn with shrub borders, outside tap, two outside storage sheds, courtesy door to the garage. Gate giving side access.



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