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77 North Street, Oldland Common, Bristol, BS30 8TP



Guide Price £460,000

An end of terraced home that benefits from a range of improvements by the current owners to provide spacious and modern accommodation.

- End of terraced
- Living room
- Family room
- Kitchen/Diner
- Utility
- Three double bedrooms
- Two office rooms
- Bathroom
- Driveway
- Rear garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 131.6 m² ... 1417 ft² (excluding office, store)
All measurements are approximate and for display purposes only.

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Located in the popular village of Oldland Common this semi detached home benefits from a range of recent improvements made in it's current ownership to present modern and spacious accommodation throughout.

Internally the home is entered through an entrance hallway which provides access to a light and airy living room and a sociable family room boasting a feature wood burner and an opening through to the kitchen/diner. The kitchen / diner benefits from integrated appliances, access through to a useful utility / cloakroom and French doors to provide access directly onto the rear garden. To the first floor two double bedrooms are found along with a study room and a contemporary bathroom whilst the second floor boasts a spacious main bedroom with Velux windows to both front and rear aspects.

Externally the rear garden is mainly laid to lawn with a choice of two patio areas for outdoor dining and mainly fenced boundaries with evergreen borders. Gated side access to front driveway and rear gated access to an allotment. Access to outbuilding and office. Outdoor power points and a tap.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.8m x 0.9m (15'8" x 2'11")

Access to ground floor rooms, staircase rising to first floor, tiled flooring, radiator and power points.

LIVING ROOM 3.6m x 3.6m (11'9" x 11'9")

Double glazed sash windows to front aspect, radiators and power points.

FAMILY ROOM 3.8m x 3.7m (12'5" x 12'1")

Double glazed window to side aspect, opening through to kitchen/diner and access to understairs storage cupboard. Wood burner with wooden mantle over, radiator and power points.

KITCHEN/DINER 4.8m x 4.3m (15'8" x 14'1")

to maximum points. Double glazed French doors to rear garden, skylight to roof and a bay window to side aspect with built in seating. Matching wall and base units with solid wood work surfaces over and integrated appliances including a fridge/freezer, dishwasher, gas double oven and a hob with extractor over. Belfast sink with a mixer tap over, tiled splashbacks, radiators and power points. Access to utility.

UTILITY / CLOAKROOM 2.4m x 2.1m (7'10" x 6'10")

Double glazed obscured window to rear aspect, matching wall and base units with work surface over, space and plumbing for washing machine, wash hand basin with mixer tap over and a low level WC with hidden cistern. Tiled splashbacks to wet areas and tiled flooring, radiator and power points.

FIRST FLOOR

LANDING 4.9m x 1.5m (16'0" x 4'11")

Access to first floor rooms and a staircase rising to second floor with a storage cupboard below.

BEDROOM TWO 3.9m x 3.1m (12'9" x 10'2")

Double glazed sash window to rear aspect, Victorian style radiator and power points.

BEDROOM THREE 3.5m x 3.1m (11'5" x 10'2")

Double glazed sash window to front aspect, Victorian style radiator and power points.

STUDY / BEDROOM FOUR 2.5m x 1.5m (8'2" x 4'11")

Double glazed sash window to front aspect, Victorian style radiator and power points. Used as a study room.

BATHROOM 2.8m x 2.2m (9'2" x 7'2")

Double glazed obscured window to side aspect, walk in shower cubicle with rainfall head attachment over, wash hand basin with storage cupboard below and mixer tap over and a low level WC. Tiled splashbacks to wet areas, tiled flooring and a Victorian style radiator.

SECOND FLOOR

LANDING 1.6m x 1.4m (5'2" x 4'7")

Double glazed window to rear aspect and a door to bedroom one.

BEDROOM ONE 5m x 4.6m (16'4" x 15'1")

Double glazed Velux windows to both front and rear aspects, storage cupboards in eaves, Victorian style radiator and power points.

EXTERIOR

FRONT OF PROPERTY

Laid to resin driveway for ample vehicles with gated side access to rear garden and stone wall boundaries.

REAR GARDEN

Mainly laid to lawn with choice of two patio areas for outdoor dining and mainly fenced boundaries with evergreen borders. Gated side access to front driveway and rear gated access to an allotment. Access to outbuilding and office. Outdoor power points and a tap.

OUTBUILDING 3.4m x 2.4m (11'1" x 7'10")

Power points and lighting.

OFFICE 2m x 1.7m (6'6" x 5'6")

Double glazed window to overlooking garden, double glazed single door to rear garden, tiled flooring and power points.

TENURE

This property is freehold.

AGENT NOTE

Purchasers are to be aware this property is in council tax band D according to www.gov.uk website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk Checker

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

