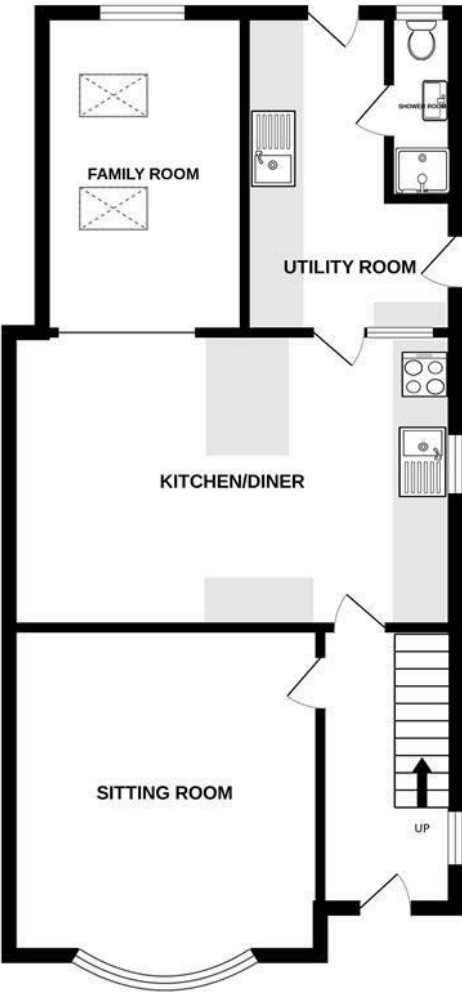
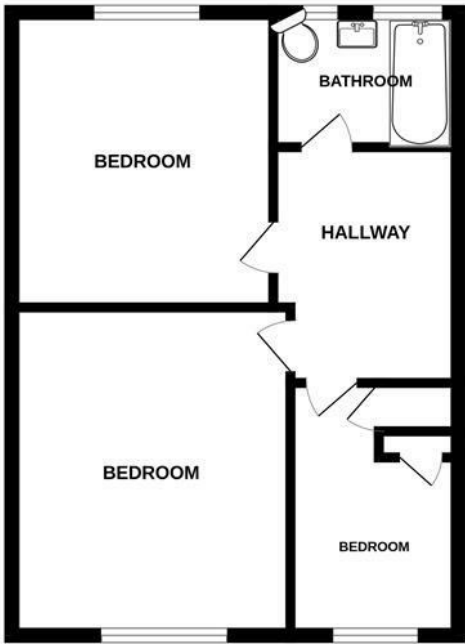


GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DAVIES & WAY

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88 Court Road, Oldland Common, Bristol, BS30 9SW



£425,000

A well presented and extended three bedroom semi detached home, just a stone's throw away from Siston Brook.

- Semi detached
- Living room
- Kitchen / dining room
- Family room
- Utility room
- Shower room
- Bathroom
- Three bedrooms
- Rear garden
- Garage



88 Court Road, Oldland Common, Bristol, BS30 9SW

Sitting in a quiet location just a stone's throw away from Siston Brook, this well cared for three bedroom semi detached home benefits from being extended and modernised in it's current ownership to provide spacious family accommodation.

Internally the ground floor is entered through a welcoming entrance hallway which leads to a living room and a modern kitchen diner with marble work surfaces and integrated Neff appliances. From here there is open access through to a sociable family room and access to a useful utility room leading to a shower room. To the first floor two double bedrooms and one single bedroom (currently being used as a dressing room with fitted vanity desk) is found, serviced by a contemporary family bathroom.

Further benefits of the property include a driveway for ample vehicles to the front which provides access to a garage along with a well cared for front garden while the rear garden is low maintenance with levels of patio areas for outdoor dining and flower beds boasting a range of flowers and shrubbery.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.3m x 2.6m (10'9" x 8'6")

UPVC entrance door and a double glazed window to side aspect. Access to ground floor rooms, staircase leading to first floor, radiator and power points.

LIVING ROOM 3.9m x 3.7m (12'9" x 12'1")

Double glazed bay window to front aspect, electric feature fireplace with stone surround, radiator and power points.

KITCHEN / DINING ROOM 5.5m x 3.5m (18'0" x 11'5")

Double glazed door to utility room, windows to rear and side aspect. Opening to family room, matching high gloss wall and base units with marble work surfaces over, low level lights and integrated appliances including fridge/freezer, Neff double oven (one doubling as a microwave and the other featuring slide and hide door) and an induction hob with extractor over and glass splashback to area. Sink with mixer tap over, breakfast bar area, radiator and power points.

FAMILY ROOM 4.2m x 2.4m (13'9" x 7'10")

Double glazed window to rear aspect, Velux windows, radiator and power points.

UTILITY ROOM 3.8m x 2.5m (12'5" x 8'2")

Double glazed doors to both rear garden and to driveway. Access to shower room, matching high gloss wall and base units with work surfaces over with space and plumbing for a washing machine and dishwasher. Stainless steel sink with mixer tap over, radiator and power points.

SHOWER ROOM 2.2m x 0.7m (7'2" x 2'3")

Double glazed obscured window to rear aspect, walk in shower cubicle with overhead rainfall attachment, wash hand basin with storage below and a mixer tap over with tiled splashback to area, low level wc and a radiator.

FIRST FLOOR

LANDING 2.6m x 2m (8'6" x 6'6")

Double glazed window to side aspect, access to first floor rooms and power points.

BEDROOM ONE 3.9m x 3.3m (12'9" x 10'9")

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

BEDROOM TWO 3.5m x 3m (11'5" x 9'10")

Double glazed window to rear aspect, built in storage cupboard, radiator and power points.

BEDROOM THREE / DRESSING ROOM 3m x 2.1m (9'10" x 6'10")

Double glazed window to front aspect, built in cupboards over the bulk head of stairs, built in dressing table with drawers below, radiator and power points.

BATHROOM 2.3m x 1.6m (7'6" x 5'2")

Double glazed obscured window to rear aspect, panelled bath with shower off mains over and a folding shower panel. Wash hand basin with mixer tap over and drawers below, corner wc, tiled splashbacks to all wet areas and a Victorian style radiator.

EXTERIOR

FRONT OF PROPERTY

Driveway providing access to garage and accessed via a dropped kerb and wooden gates. Pedestrian wooden gate with steps leading to front door of property. Laid to grass surrounded by a flower bed border with a vast array of plants, flowers and shrubbery.

REAR GARDEN

Mainly laid to patio with steps rising to each section with different areas for outdoor dining and flower beds with a vast array of plants, flowers and shrubbery. Timber built summerhouse, pedestrian access to garage and an outside water tap.

GARAGE 5.1m x 3.3m (16'8" x 10'9")

Up and over garage door and a pedestrian door to rear garden. Power points.

TENURE

This property is freehold.

COUNCIL TAX

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

ADDITIONAL INFORMATION

Completion August/September 2025 as have a new build secured.

Local authority: South Gloucestershire Council

Services: All services connected.

Broadband speed: Superfast 80mbps (Source - Ofcom).

Mobile phone signal: outside Three, O2 and Vodafone - all likely available (Source - Ofcom).

