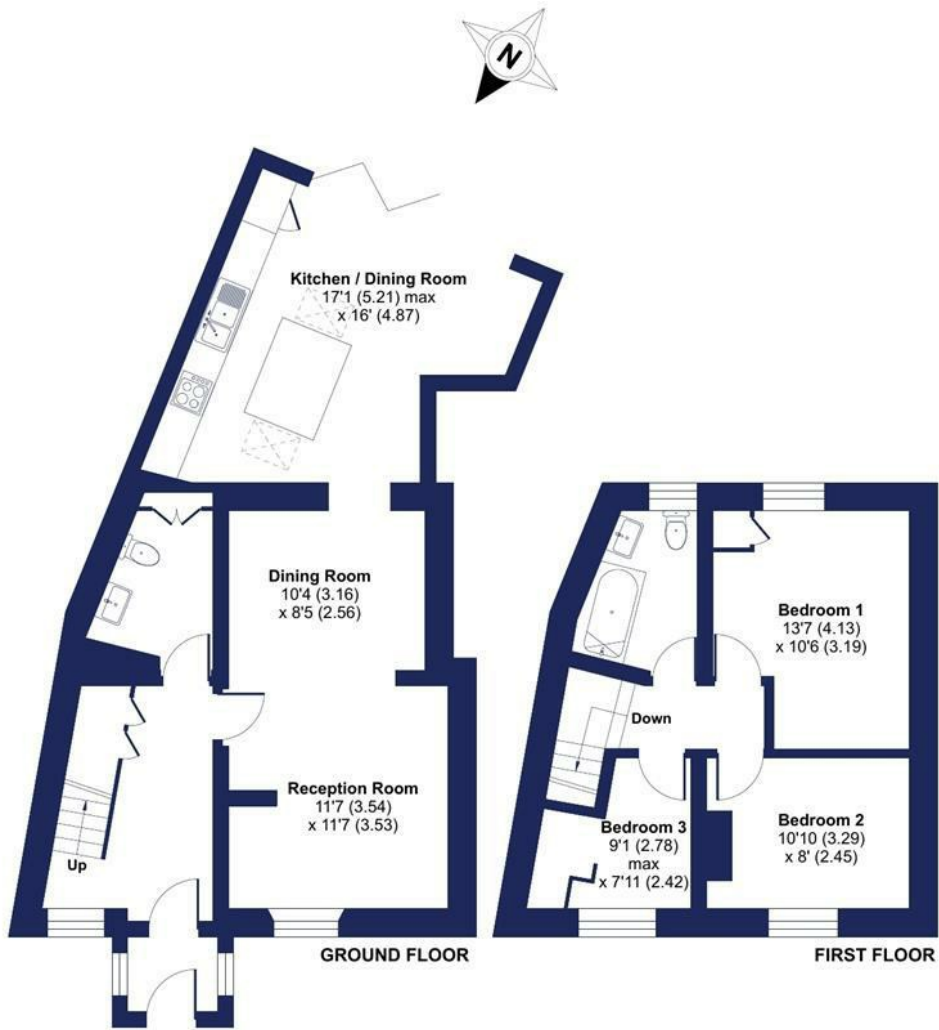


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

High Street, Oldland Common, Bristol, BS30

Approximate Area = 1038 sq ft / 96.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1284094.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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DAVIES & WAY

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197 High Street, Oldland Common, Bristol, BS30 9QG



£450,000

An immaculately presented three bedroom home that has been modernised and extended in it's current ownership to provide modern accommodation.

- Entrance hallway
- Living/Dining room
- Kitchen/Dining room
- Utility/cloakroom
- Three bedrooms
- Bathroom
- Driveway
- Rear garden



197 High Street, Oldland Common, Bristol, BS30 9QG

This beautifully presented three-bedroom property has been thoughtfully extended and modernised by the current owner, creating a stylish and immaculate home with views of the surrounding countryside from the rear.

On the ground floor, the home is accessed via an entrance vestibule leading into a bright and welcoming hallway. From here, you'll find a spacious open-plan living / dining room that flows seamlessly into a contemporary kitchen/diner. The kitchen boasts a central island, integrated appliances, and bi-folding doors that open onto the rear garden—perfect for modern family living and entertaining. The ground floor is completed with a useful utility / cloakroom, while the first floor offers three bedrooms and a contemporary family bathroom.

Externally, the property presents a beautifully landscaped rear garden, featuring a variety of plants and shrubbery, patio space, and decorative chippings ideal for outdoor dining. Further benefits include a driveway to the front providing parking for ample vehicles.

INTERIOR

GROUND FLOOR

ENTRANCE VESTIBULE 1.4m x 1.2m (4'7" x 3'11")
Single glazed circular windows to both side aspects, wooden door to entrance hallway and tiled flooring.

ENTRANCE HALLWAY 3.6m x 2.6m (11'9" x 8'6")
Double glazed window to front aspect with ledge, doors leading to ground floor rooms and staircase to first floor with storage cupboards below. Radiator and power points.

LIVING/DINING ROOM 6.6m x 3.5m (21'7" x 11'5")
Double glazed window to front aspect with ledge and an opening to kitchen/diner. Wooden ceiling beam, spotlight lighting, radiator and power points.

KITCHEN/DINER 5.2m x 4.9m (17'0" x 16'0")
to maximum points. Double glazed bi-folding doors to rear garden and skylights. Matching high gloss base units and central island with Quartz work surfaces over and an overhang for breakfast bar. Integrated Bosch double oven, induction hob with extractor hood over, fridge/freezer and dishwasher. One and a quarter sink with mixer tap over, spotlight lighting, radiator and power points.

UTILITY/CLOAKROOM 2.6m x 2.2m (8'6" x 7'2")
Base unit with work surface over with space and plumbing for washing machine and a basin with mixer tap over. Low level WC, wooden door to storage cupboard, extractor activated with spotlight lighting, radiator and power points.

FIRST FLOOR

LANDING
Wooden doors leading to first floor rooms, access to loft via hatch and power points.

BEDROOM ONE 4m x 3.1m (13'1" x 10'2")
Double glazed window to rear aspect, built in wardrobe with sliding mirrored doors and an airing cupboard housing gas

Worcester combination boiler and a radiator. Wooden ceiling beam, radiator and power points.

BEDROOM TWO 3.2m x 2.5m (10'5" x 8'2")
Double glazed window to front aspect, fitted shelving in alcove, radiator and power points.

BEDROOM THREE 2.7m x 2.6m (8'10" x 8'6")
Double glazed window to front aspect, fitted single bed over bulkhead of stairs, storage below, radiator and power points.

BATHROOM 2.7m x 2.1m (8'10" x 6'10")
Double glazed obscured window to rear aspect, bath with shower off mains over with a glass shower panel, wash hand basin with mixer tap over and a mirrored wall mounted cupboard above. Low level WC with hidden cistern, tiled walls to wet areas and tiled flooring. Spotlight lighting, extractor activated with lighting and a heated towel rail and underfloor heating.

EXTERIOR

FRONT OF PROPERTY
Mainly laid to gravel providing driveway for ample vehicles, wall boundaries and well established plants and shrubbery.

REAR GARDEN
Laid to chippings creating a pathway down the garden, lawn with a vast array of well established plants, shrubbery and a willow tree. Patio area for outdoor dining, timber storage shed, mix of wall and fenced boundaries, exterior power points and outside lights.

TENURE
This property is freehold

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
Local authority: South Gloucestershire Council
Services: All services connected.
Broadband speed: Ultrafast 1000mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

