



Oaktree Gardens, Bristol
, BS13 8HX

£340,000



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Oaktree Gardens, Bristol

DESCRIPTION

Hunters Estate Agents are pleased to bring to the market offered with NO ONWARD CHAIN a well presented three bedroom semi-detached property situated in a quiet cul-de-sac in the popular Lower Dundry area. Comprising in brief a living room, kitchen/diner, three bedrooms and bathroom. Further benefits include a double garage to the rear and off street parking.

Call today to view!



ROOMS

FRONT GARDEN

Access to the property via the driveway leading to front door. Off street parking for two cars. Lawn area.

ENTRANCE PORCH

Access to the property through the front door into the entrance porch. Access into the hallway.

HALLWAY

Leading from the porch into the hallway. Stairs leading from the ground floor to the first floor. Double glazed window to the side. Access to the living room and kitchen.

LIVING ROOM

13'6" x 12'3"
Leading from the hallway into the living room. Double glazed window to the front.

KITCHEN/DINER

14'7" x 9'6"
Leading from the hallway into the kitchen/diner. Two double glazed windows to the rear and one to the side. Stainless steel sink. Space for cooker, fridge/freezer, washing machine, dishwasher and tumble dryer. Door to the rear garden. Storage cupboard.

LANDING

Stairs leading from the ground floor to the first floor. Access to the bathroom and all three bedrooms.

BEDROOM ONE

13'1" x 12'0"
Leading from the landing into bedroom one. Double glazed window to the front. Far reaching views across the city.

BEDROOM TWO

10'1" x 11'11"
Leading from the landing into bedroom two. Double glazed window to the rear.

BEDROOM THREE

7'5" x 6'5"
Leading from the landing into bedroom three. Double glazed window to the front.

BATHROOM

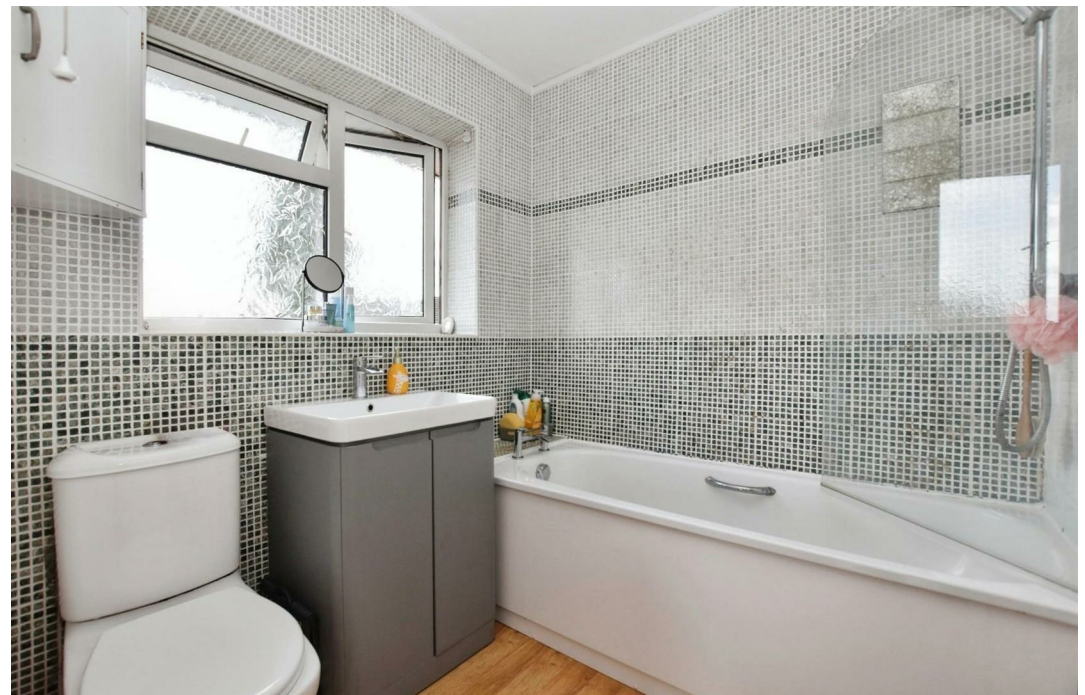
6'5" x 6'5"
Leading from the landing into the bathroom. Obscured double glazed window to the rear. The bathroom consists of a bath, powerfull rainfall shower , wash basin and W/C.

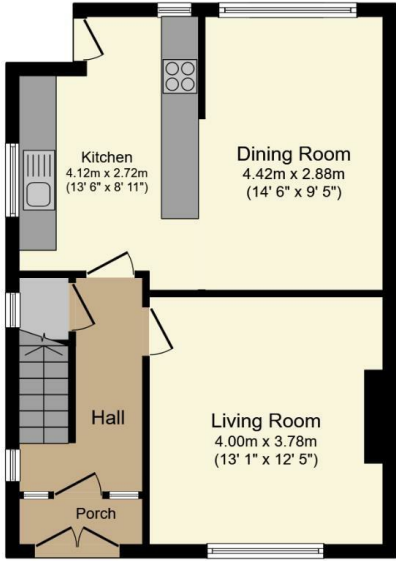
REAR GARDEN

Access to the rear garden via the kitchen/diner. Patio and lawn area. Access to double garage.

DOUBLE GARAGE

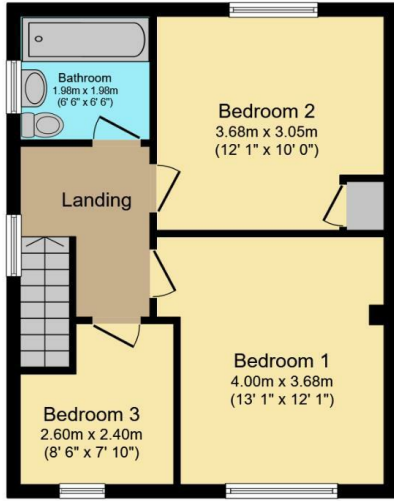
Access to the garage via the rear of the property or door from rear garden.





Ground Floor

Floor area 49.1 m² (528 sq.ft.)



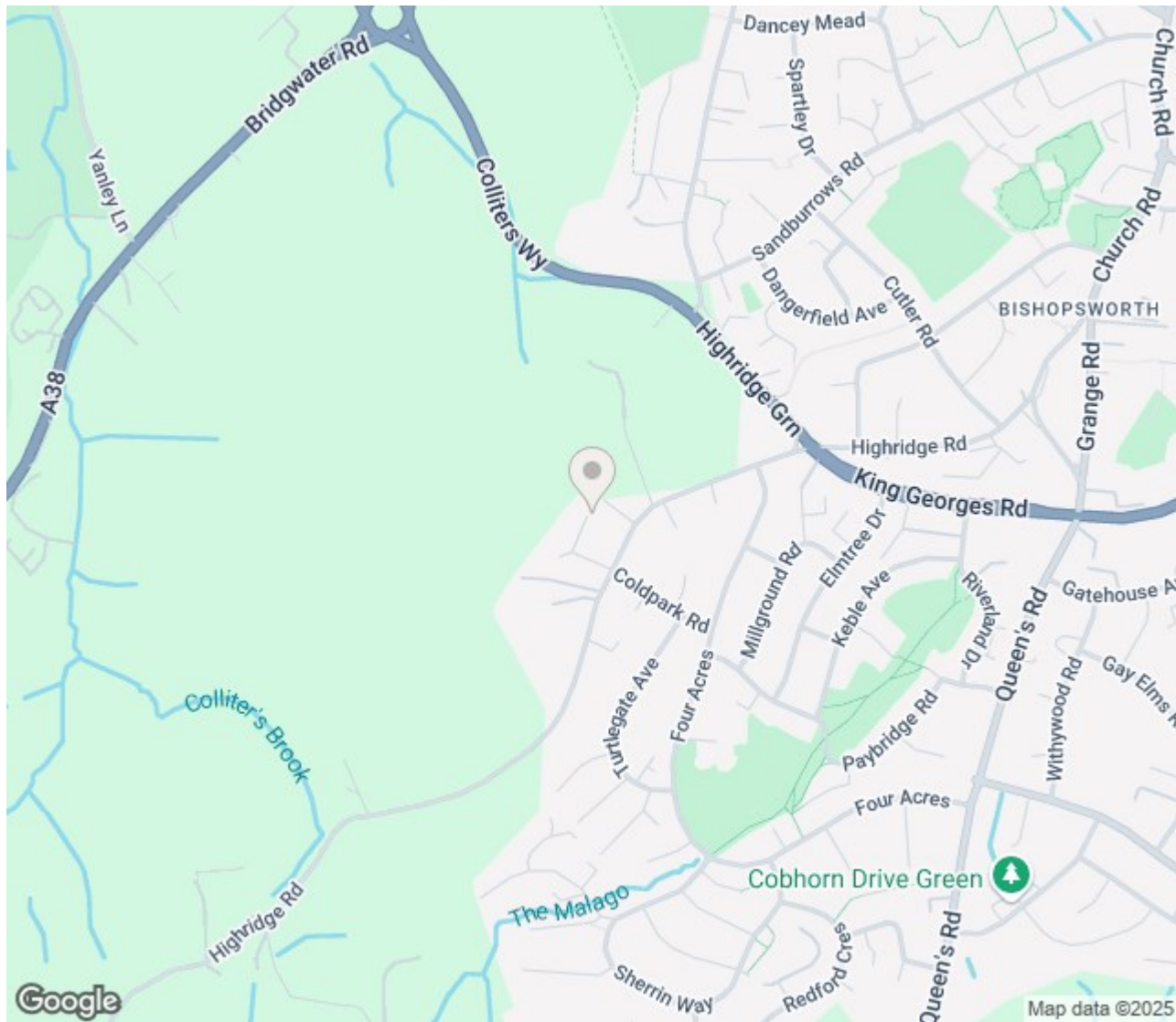
First Floor

Floor area 44.4 m² (478 sq.ft.)

TOTAL: 93.5 m² (1,006 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(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 	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.