

HUNTERS®

HERE TO GET *you* THERE



Oakwood Gardens

Coalpit Heath, Bristol, BS36 2NB

Offers In Excess Of £500,000



Council Tax: E



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Front Door

Composite door with obscure glazed window

Entrance Hall

Engineered oak flooring flowing into reception rooms and cloakroom, radiator, stairs leading to the first floor

Cloakroom

6'1" x 2'8" (1.86 x 0.83)

Obscure glazed window to front, wc, wash hand basin with vanity unit beneath, radiator

Lounge

16'0" x 9'8" into bay (4.90 x 2.96 into bay)

Double glazed bay window to front, fireplace, radiator

Kitchen

12'9" x 12'1" (3.89 x 3.70)

Ample wall and base units with work surface over, sink and drainer, tiled splash backs, fitted gas hob, sink and drainer, double eye level oven, integrated Bosch dishwasher & Zanussi fridge, double glazed window to rear, tiled flooring, under stairs storage cupboard with light and shelving

Utility

9'3" x 2'10" (2.84 x 0.88)

Work surface over space for washing machine, tumble dryer and stand alone fridge freezer, Vaillant boiler for heating, tiled flooring, double glazed window to rear and door to front and rear access

Dining Room

10'11" x 8'3" (3.34 x 2.54)

Radiator, patio doors to conservatory

Conservatory

9'7" x 8'5" (2.94 x 2.57)

Glass roof and double glazed windows, French doors to rear garden

Stairs

Leading to first floor landing with built in airing cupboard housing water tank, loft access

Bedroom One

12'8" x 11'1" (3.88 x 3.40)

Double glazed window to rear, radiator, fitted wardrobes along one wall

En-Suite

4'10" x 4'9" to shower (1.49 x 1.47 to shower)

Fully tiled. Shower cubicle, wc, wash hand basin with vanity unit beneath, radiator, obscure glazed window to side

Bedroom Two

8'3" x 10'2" (2.52 x 3.10)

Double bedroom. Double glazed window to front, fitted wardrobes, radiator

Bathroom

7'8" x 6'2" (2.35 x 1.88)

Fully tiled with three piece white suite comprising wc, large wash hand basin with vanity unit beneath, bath with shower over and glass shower screen, radiator, extractor fan, obscure glazed window to side

Bedroom Three

9'6" x 8'4" (2.90 x 2.56)

Double bedroom. Double glazed window to rear, radiator

Bedroom Four/Home Office

7'3" x 5'0" (2.22 x 1.54)

Single bedroom. Double glazed window to front. radiator

Garden

South West Facing landscaped garden enclosed by fencing with path providing gate to front

Garage

Electric roller door, power and light inside, roof storage space



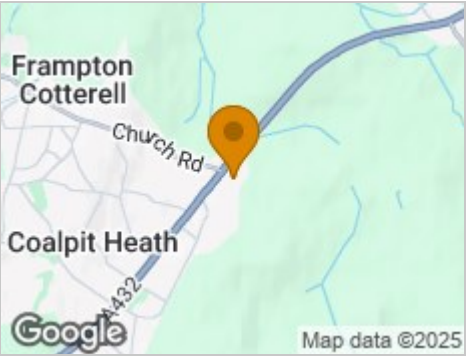
Road Map



Hybrid Map



Terrain Map



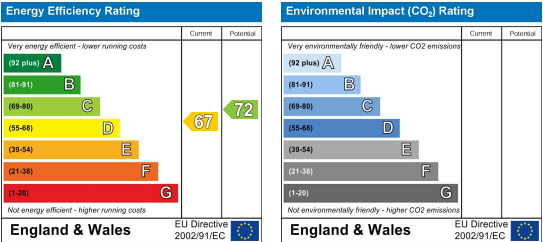
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **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.