



Oakdene Avenue,  
Bristol,  
BS5 6QQ

£350,000



Hunters Estate Agents - Fishponds Office are delighted to offer this superior mid-terraced period home with considerable style and quality. Offering contemporary and well proportioned space this lovely home occupies a desirable position within a no through road, moments from Eastville Park. Providing elevated views from the Master bedroom this well presented home features an open plan arranged Kitchen/Dining room with a separate Utility to one side. The enclosed rear garden is also a benefit. This home offers considerable style and has been improved with many tasteful touches. Ideally suited to professionals and first time buyers. OPEN HOUSE event - Call Fishponds office or more details. Hunters Exclusive - recommended viewing.



### Entrance

Half glazed entrance door into ...

### Hall

Feature laminate wood grain effect floor, staircase to first floor with useful storage beneath, cupboard containing electric meters and fuse box, radiator.

### Lounge 14'6" x 9'5"

Dimension maximum overall into a UPVC double glazed bay window, feature laminate wood grain effect floor, period ceiling coving, radiator, open outlook towards Eastville Park.

### Kitchen/Dining Room 14'9" x 12'4"

Fitted with a range of modern contemporary Shaker style wall, floor and drawer storage cupboards with brass cup handles to incorporate a built in oven, inset gas hob and extractor canopy above, attractive glazed tile splash backs, laminate wood grain effect floor, wood block effect working surfaces, island breakfast bar with storage beneath, integrated fridge/freezer, radiator, UPVC double glazed window with a pleasant outlook onto the rear garden, cupboard containing a gas combination boiler for domestic hot water and central heating, opening into ...

### Utility Room 5'1" x 4'10"

Fitted with several Shaker style wall and floor storage cupboards, space for washing machine and dishwasher, UPVC double glazed and frosted window to rear, half glazed UPVC double glazed door onto rear garden, radiator, single drainer stainless sink unit, wood block effect working surfaces, attractive glazed splash back tiling, radiator.

### First Floor Landing

Access to roof space.

### Bedroom 1 12'3" x 12'2"

UPVC double glazed triple windows to front with a lovely elevated and open view towards Eastville Park and beyond, radiator, built in double wardrobe with ceiling height cupboards over.

### Bedroom 2 12'3" x 8'9"

UPVC double glazed window to rear over looking the rear garden, radiator.

### Bathroom 9'2" x 5'7"

A white suite of panelled bath, low level w.c. pedestal wash basin, timber grain effect vinyl floor, UPVC double glazed and frosted window to rear, built in thematically controlled shower, extractor fan.

### Exterior

The property benefits from a modest front garden within boundary wall.

The enclosed rear gardens offers an initial paved surface/pathway opening onto two sections of lawn, at the far end of the rear garden there is an additional paved terrace with raised brick boundary wall.

Tenure: Freehold  
Council Tax Band: B



- Period mid-terraced 2 bedroom home
- Lovely contemporary style and comfort
- Ideally suited to professionals and first time buyers
- Superb elevated position with open outlook and view towards the City
- No through road with direct access onto Eastville Park
- Backwater location just off Fishponds Road
- Owners found - keen to move
- OPEN HOUSE event - Call 0117 9653162 for more details
- Stylish open plan arranged Kitchen/Dining room
- Hunters Exclusive - Recommended viewing

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 88                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 70      |                         |
| (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 |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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.