



6 CEDAR CLOSE
OLDLAND COMMON
BRISTOL
BS30 9PY
£180,000

**OFFERED TO THE MARKET WITH NO
ONWARD CHAIN AND POSITIONED
WITHIN THIS POPULAR CUL-DE-SAC
CAN BE FOUND THIS FIRST FLOOR
FLAT.**

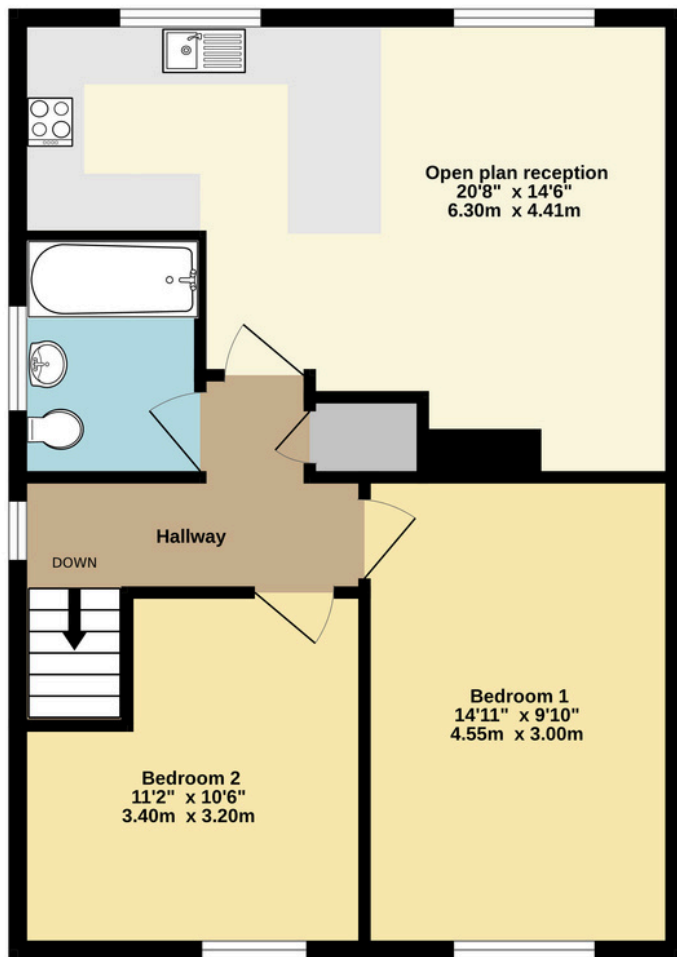
Offering spacious accommodation throughout, this two bedroom flat also benefits a surprisingly large garden. Furthermore, a secure brick-built storage shed can also be found upon entry to the private rear garden.

Entrance to the property is via a private entrance door with hallway and stairs leading to the first floor. Both bedrooms are double in nature and can be found overlooking the front aspect. The open plan living room is bathed in natural light and positioned to the rear of the property overlooking the gardens. This open plan space allows for a comfortable lounge and dining area and opens to the kitchen, complete with a selection of fitted units and plenty of work surfaces. Completing the accommodation is the bathroom, comprising a three-piece white suite.

Although the property is in need of cosmetic attention, it has been priced to sell and offers a wonderful opportunity for any buyer, not only to stamp their own character to the flat but also increase its value accordingly. A fantastic buy to let or first-time purchase.







TOTAL FLOOR AREA : 607 sq.ft. (56.4 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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Energy performance certificate (EPC)

6, Cedar Close
Oldland Common
BRISTOL,
BS30 9PY

Energy rating

E

Valid until: 10 August 2026

Certificate number: 8404-5194-5629-3497-7863

Property type

Top-floor flat

Total floor area

57 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

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Energy rating and score

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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