



19 VICTORIA ROAD
OLDLAND COMMON
BRISTOL
BS30 5JZ
£350,000

An attractive, stone fronted, end of terrace cottage, offering spacious accommodation and located within a pleasant plot. The sizeable plot allows for a larger than average rear garden and a single garage and driveway providing off street parking.

The spacious accommodation can be found across two floors with generously proportioned rooms throughout. Upon entrance into the hallway, stairs can be found leading to the first floor and access to both reception rooms. The lounge can be found to the front of the property, a lovely cosy, reception room, complete with wood burning stove. The dining room is a full width room with more than enough space for a dining table and additional seating area. From the dining room, a large storage cupboard can be found and then with access to both the kitchen and lean to. The kitchen comprises built in units and work surfaces. To the rear a bathroom comprises a three piece white suite. The lean to provides access to the rear garden.

To the first floor can be found two, impressively large bedrooms, both complete with fitted wardrobes. The principle bedroom is positioned to the rear of the property and benefits a shower rooms, again comprising a three piece white suite.

The property really comes into its own, with a good sized rear garden, private in nature and benefitting side pedestrian access to the front garden. To the side aspect a single driveway provides secure parking or storage. To the front aspect a courtyard garden and driveway provides valuable off street parking. Furthermore the property is double glazed and gas central heated via a gas combination boiler.

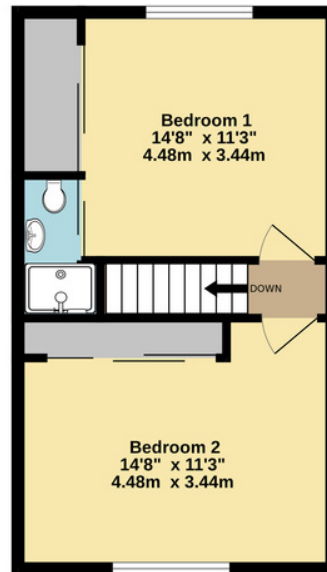
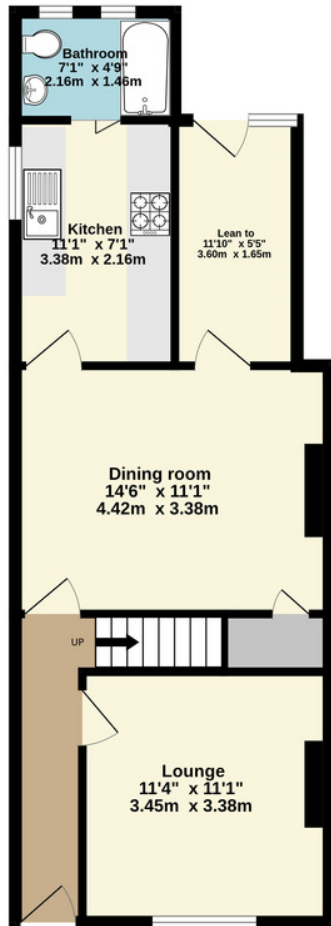
Located within a quiet residential area, popular with families and young professionals alike. Highly regarded primary and secondary schools can be found only a short distance away, whilst commuters can enjoy good public transport links. For those that rely on two wheels, the Bristol to Bath cycle pathway can be accessed only a few hundred meters away.





Ground Floor
524 sq.ft. (48.7 sq.m.) approx.

1st Floor
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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)

19 Victoria Road Warmley BRISTOL BS30 6JZ	Energy rating D	Valid until: 23 November 2035
		Certificate number: 8690-6894-0622-6524-3953

Property type End-terrace house

Total floor area 82 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

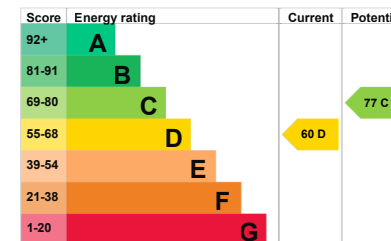
[See how to improve this property's energy efficiency.](#)

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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