



Connells

St. Annes Drive
Oldland Common Bristol



Property Description

A detached bungalow in a popular location, offering entrance porch, entrance hall, a good size L shaped lounge/dining room, kitchen, two double bedrooms and bathroom. To either side are two enclosed gardens with a garage and a driveway. This property is offered CHAIN FREE.

Entrance Porch

Double glazed door to the front, tiled flooring and wood and glazed panel door to the entrance hall.

Entrance Hall

Secondary glazed window to the front, radiator parquet flooring

Lounge Area

14' 3" x 8' 1" (4.34m x 2.46m)
L shaped room with lounge and dining area,

Dining Area

17' 3" x 9' 8" (5.26m x 2.95m)
Lounge/Dining Room, Double glazed window to the side, double glazed patio doors to the side. gas fire with surround, two double glazed windows to the front, two radiators

Kitchen

14' 2" x 8' 7" (4.32m x 2.62m)
Double glazed window and door to the side, a range of fitted wall and base units, rolled edge worktops, tiled splashbacks, stainless steel sink unit with a single drainer, space for gas cooker, space for fridge/freezer, cupboard housing the gas boiler and water tank, loft access, extractor fan.

Bedroom One

11' 9" max x 9' 8" (3.58m max x 2.95m)
Double glazed window to the side, fitted wardrobe and dressing table, radiator.

Bedroom Two

11' 8" x 9' 9" (3.56m x 2.97m)
Double glazed window to the side, radiator, loft access.

Bathroom

Double glazed frosted window to the rear, a three piece bathroom suite comprising pane; bath, with electric shower over, pedestal hand basin, low level WC, tiled splashbacks, radiator.

Side Garden (to The Right)

Enclosed , paved patio, lawned area, borders hosting plants and shrubs.

Side Garden (to The Left)

Mainly laid to patio with mature plants and shrubs and courtesy door to the garage.

Garage

A detached garage to the side of the property with metal up and over door and driveway to the front.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online [connells.co.uk/Property/BLG103351](https://www.connells.co.uk/Property/BLG103351)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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