



Connells

Court Road
Oldland Common Bristol



Property Description

A lovely semi detached house in a great location. This property offers entrance hall, spacious lounge/dining room and kitchen. To the first floor there are three good size bedrooms and a family bathroom. To the front is a mature garden and to the rear is good size mature, private garden with rear lane access. This property further benefits from a grange in a block to the rear. This property is offered CHAIN FREE.

Lounge / Dining Room

24' x 13' 4" max (7.32m x 4.06m max)
Single glazed window to the front, double glazed window to the rear, understairs storage cupboard, coal fire, radiator x 2,

Kitchen

Double glazed window to the rear, wood and glazed panel door to the side, tiled splashbacks, space for fridge/freezer, space for washing machine, space for electric cooker, cooker hood, tiled flooring.

First Floor Landing

Double glazed window to the side, loft access with loft ladder (roof light and part boarded)

Bedroom One

Single glazed window to the front, radiator, storage cupboard

Bedroom Two

9' 3" x 9' 1" (2.82m x 2.77m)
Double glazed window to the rear, radiator.

Bedroom Three

6' 9" x 9' 9" (2.06m x 2.97m)
(stairhead protrudes into room) Single glazed window to the front, radiator, cupboard housing the gas boiler

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, radiator, tiled splashbacks,

Front Garden

Steps leading to path to the front door, lawn and mature plants and shrubs.

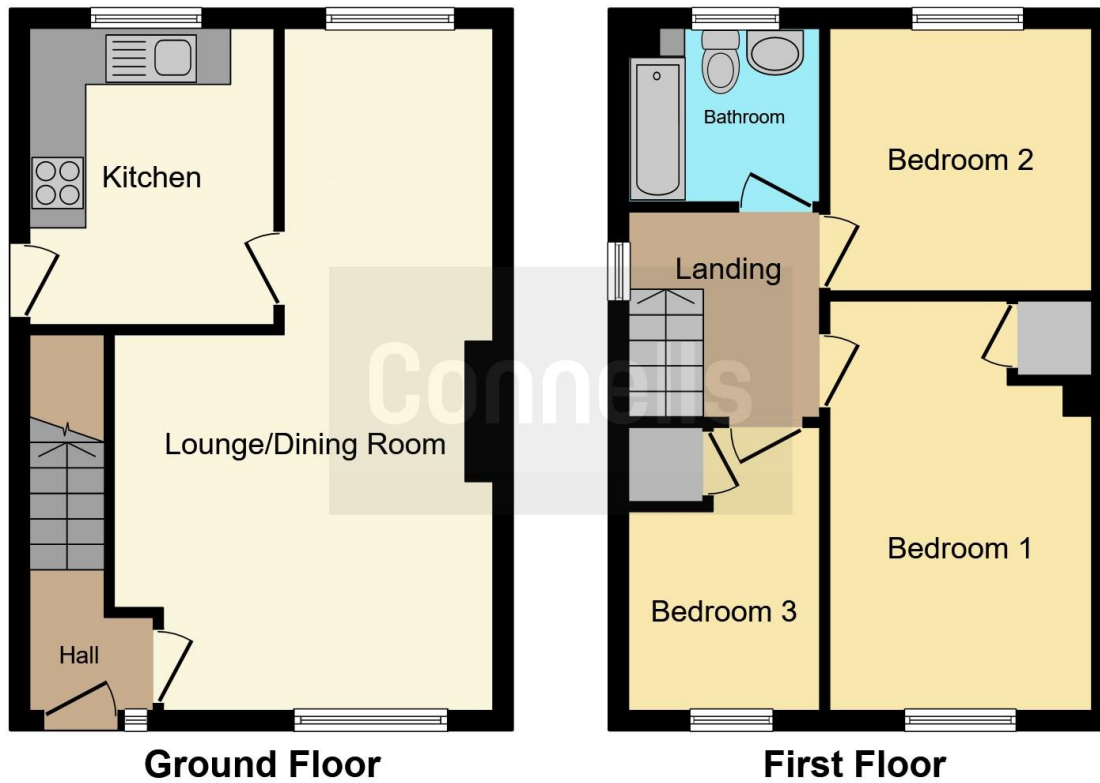
Rear Garden

Enclosed with pedestrian rear access. a good size mature garden with patio area, lean to, lawned area, borders hosting plants and shrubs, 2 x wooden sheds.

Garage

In a block at the rear of the property, the third garage on the right with a wooden up and over door. please note the vendor was unable to give access as the door is swollen due to weather conditions so we are not able to comment on the condition.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Awaited

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Tenure: Freehold



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