



Connells

Henfield Crescent
Oldland Common Bristol

Henfield Crescent Oldland Common Bristol BS30 9SF

for sale offers over
£375,000



Property Description

A well presented 1960's style semi detached house. The property comprises entrance hall, lounge, dining room and kitchen. To the first floor there are three good size bedrooms and a family bathroom. To the rear is a good size mature garden and to the side is a garage with a driveway to the front. This property is offered CHAIN FREE.

Entrance Hall

Double glazed door to the front, stairs to the first floor, dado rail, radiator

Lounge

17' 7" max x 12' 7" max (5.36m max x 3.84m max)

Double glazed window to the front, electric fire and surround, dado rail, radiator.

Dining Room

11' 2" x 10' 7" (3.40m x 3.23m)

Double glazed french doors and windows to the rear garden, radiator, dado rail

Kitchen

12' 2" x 7' 4" (3.71m x 2.24m)

Double glazed window to the rear, double glazed door to the rear garden, a range of fitted wall and base units with rolled edge work tops, tiled splash backs, radiator, under counter electric oven, electric hob with cooker hood over, one and a half bowl sink unit with mixer tap, down lighters

First Floor Landing

Double glazed window to the side, loft access with loft ladder and housing gas boiler.

Bedroom One

11' 9" x 8' 7" from front of wardrobes (3.58m x 2.62m from front of wardrobes)

Double glazed window to the front, a range of fitted wardrobes with matching dressing table and bedside cabinets, radiator.

Bedroom Two

10' 5" x 10' 6" plus door recess (3.17m x 3.20m plus door recess)

Double glazed window to the rear, radiator,

Bedroom Three

7' 6" x 8' 2" max (2.29m x 2.49m max)

Double glazed window to the front, radiator

Shower Room

Double glazed frosted window to the rear, a three piece suite comprising shower cubical with mains shower, wash hand basin, low level Wc, heated towel radiator, down lighters

Front Garden

Driveway leading to the attached garage

Rear Garden

Enclosed with lawn and patio and covered are with courtesy door to the garage.

Garage

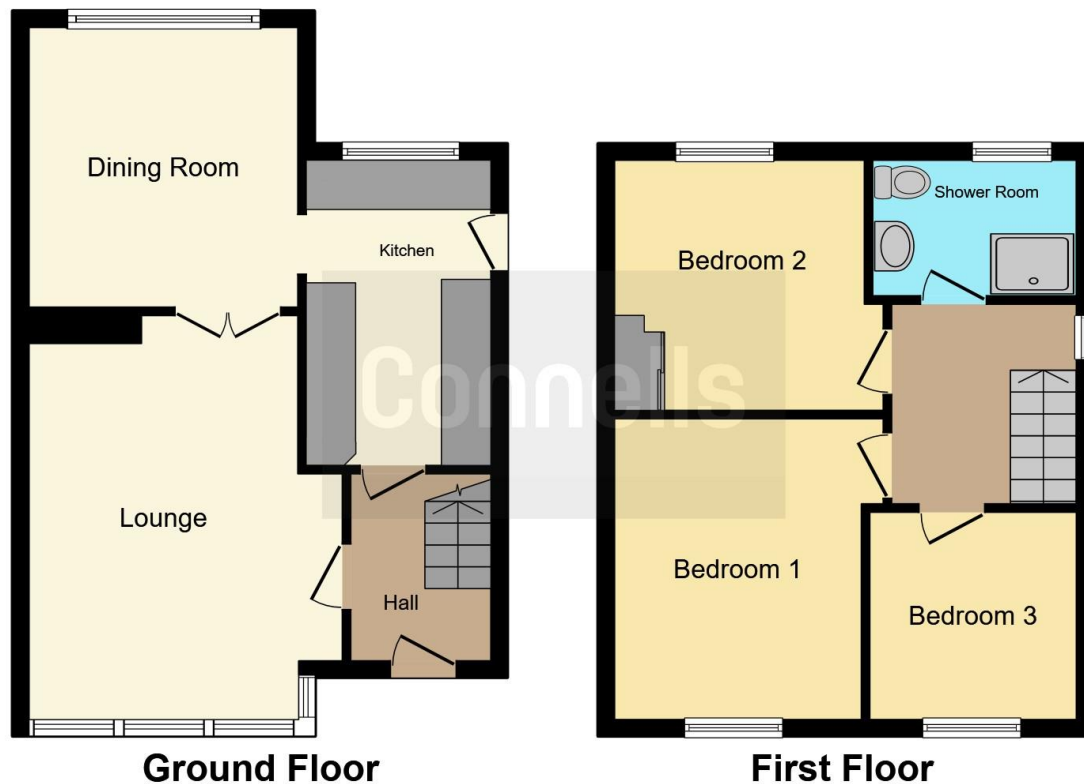
17' 2" x 13' 6" max (5.23m x 4.11m max)

Electric roller door, light, power and courtesy door to the rear garden.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





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

To view this property please contact Connells on

T 0117 932 8684
E longwellgreen@connells.co.uk

131 Bath Road Longwell Green
 BRISTOL BS30 9DD

EPC Rating: Awaited

check out more properties at connells.co.uk



Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLG104024 - 0004