



**Connells**

Westland Avenue  
Oldland Common Bristol



# Westland Avenue Oldland Common Bristol BS30 9SH

for sale  
**£390,000**



## Property Description

This beautifully presented semi-detached house offers a welcoming entrance hall leading to a cozy lounge and a fantastic modern-style open-plan kitchen/family room. The ground floor also features a convenient cloakroom and a utility room. Upstairs, you'll find three generously sized bedrooms and a stylish, modern bathroom. The rear of the property boasts a well-maintained garden, perfect for relaxation and outdoor activities. At the front, there's a driveway providing ample parking space, and garage. Viewing is highly recommended to truly appreciate all that this exceptional property has to offer.

## Entrance Hall

Double glazed composite door to the front, engineered wood flooring, radiator, stairs leading to the first floor with storage under, cupboard housing the consumer unit.

## Lounge

12' 5" into bay x 12' 4" ( 3.78m into bay x 3.76m )  
Double glazed box bay window to the front, radiator

## Kitchen Family Room

18' 6" x 12' 11" ( 5.64m x 3.94m )  
Double glazed french doors leading to the rear garden double glazed window to the rear , a range of modern style fitted wall and base units, work top with inset belfast sink with mixer tap, engineered wooden flooring, cupboard concealing the gas boiler, space for range style cooker, extractor fan, under unit lighting, space for fridge/freezer, larder cupboard,

## Utility Room

Double glazed door to the rear garden, space for washing machine, space for tumble dryer, work top and fitted shelving, radiator, door to the garage.

## Cloakroom

Double glazed frosted window to the rear, low level WC, wash hand basin

## First Floor Landing

Double glazed window to the side, loft access (Insulated)

## Bedroom One

10' x 10' 5" ( 3.05m x 3.17m )  
Double glazed window to the rear, radiator, fitted wardrobes and dressing table

## Bedroom Two

12' 1" x 10' 4" plus door recess ( 3.68m x 3.15m plus door recess )  
Double glazed window to the front, radiator

## Bedroom Three

8' 2" x 7' 9" max ( 2.49m x 2.36m max )  
Double glazed window to the front, radiator, built in storage (stairhead protrudes into the room)

## Bathroom

Double glazed frosted window to the rear, a three piece bathroom suite comprising panel bath with mains shower over, combination vanity sink unit and low level WC, radiator, extractor fan.

## Front Garden

Enclosed by low level wall with driveway for 2 vehicles.

## Rear Garden

Enclosed by fencing, mainly laid to lawn with paved patio, borders hosting

plants and shrubs, wooden shed, vegetable beds.

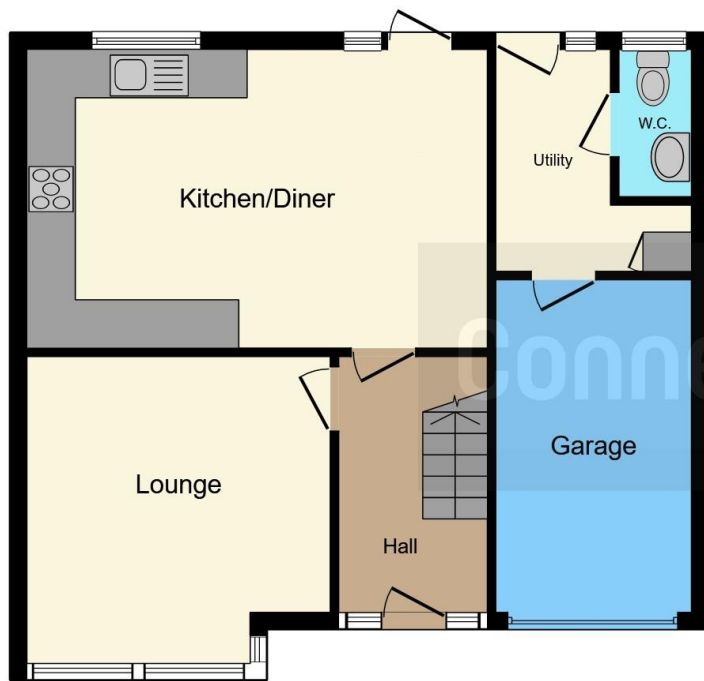
## Garage

13' 5" x 8' ( 4.09m x 2.44m )

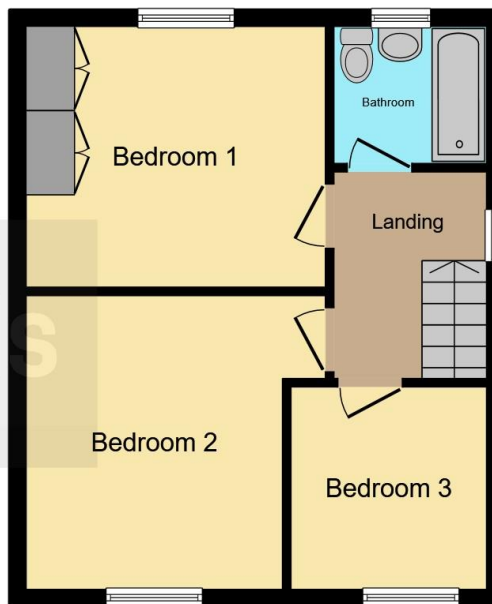
Metal up and over door, metal up and over door, light and power







**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: C

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Tenure: Freehold



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