



**Connells**

Tudor Close  
Oldland Common Bristol

# Tudor Close Oldland Common Bristol BS30 9ST

for sale offers over  
**£350,000**



## Property Description

Nestled in a quiet cul-de-sac, this beautifully presented terraced home offers spacious and stylish living throughout. The ground floor features a generous lounge, a separate dining room, and a modern kitchen complete with wooden worktops and integrated appliances. A bright conservatory extends the living space, perfect for relaxing or entertaining. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. The second floor boasts a charming loft room, ideal for use as a home office or playroom. Outside, the private rear garden includes a gate providing access to a garage and dedicated parking space, adding convenience to this attractive home.

## Entrance Hall

Double glazed door to the front, stairs to the first floor, tiled flooring

## Lounge

14' 6" x 13' 3" max ( 4.42m x 4.04m max )  
Double glazed window to the front, radiator, laminate wood effect flooring

## Dining Room

9' 4" x 7' 9" ( 2.84m x 2.36m )  
Folding door to the conservatory, radiator, understairs storage cupboard with power point, laminate wood effect flooring

## Kitchen

9' 3" x 8' 4" ( 2.82m x 2.54m )  
Double glazed door to the rear garden, a range of fitted modern style wall and case units, solid oakwork tops with inset sink unit, fitted 4 ring gas hob, under the counter electric fan oven, space for washing machine, space for fridge/freezer.

## Conservatory

9' 1" x 6' 6" ( 2.77m x 1.98m )  
Double glazed and part brick, double glazed french doors to the rear garden, power point

## First Floor Landing

Stairs to the loft room

## Bedroom One

14' 9" max x 8' 9" ( 4.50m max x 2.67m )  
Double glazed window to the rear, laminate wood effect flooring, radiator, cupboard housing the gas boiler plus storage.

## Bedroom Two

9' 3" x 9' ( 2.82m x 2.74m )  
Double glazed window to the front, laminate wood effect flooring, radiator

## Bedroom Three

9' 5" x 7' 1" ( 2.87m x 2.16m )  
Double glazed window to the rear, laminate wood effect flooring, radiator

## Bathroom

Double glazed frosted window to the front, a three piece bathroom suite comprising panel bath with electric shower over, vanity sink unit, low level WC, tiled splashbacks, tiled flooring, heated towel rail

## Loft Room

16' 3" max x 12' 8" max ( 4.95m max x 3.86m max )  
velux style windows to the front and rear, eaves storage (Part Restricted head height)

## Front Garden

Low level boundary wall and path to the front door.

## Rear Garden

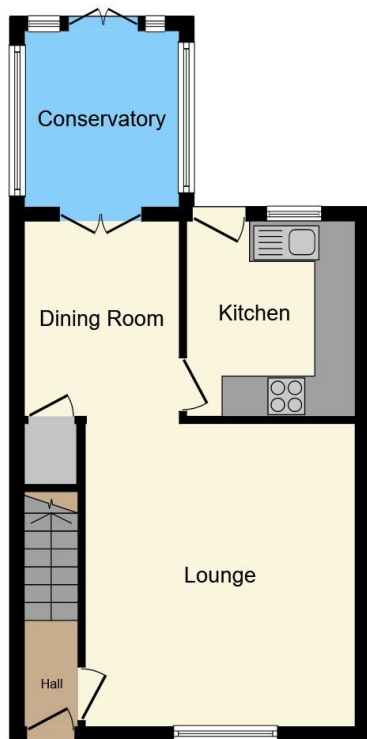
enclosed by fencing with lawn area, paved patio, pedestrian rear access to

garage and parking, outside tap, outside power point, wooden shed

## Garage

To the rear of the property in a block with metal up and over door.

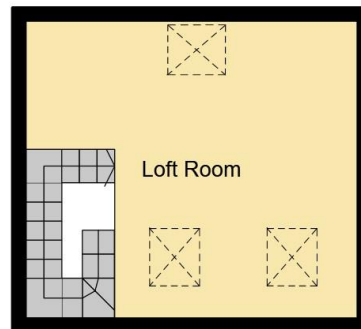




**Ground Floor**



**First Floor**



**Second 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: C Council Tax  
 Band: B

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Tenure: Freehold



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