



22 Oakleigh Avenue

Whitehall, Bristol, BS5 9AR

**Asking price £390,000**





# 22 Oakleigh Avenue



## Description

This lovely and spacious two bedroom period home is well presented making it ideal for first time buyers! Retaining its period charm, including coved ceiling, cast iron open fireplace.

The property offers a bayed lounge, an open plan kitchen diner leading to a conservatory with a utility area and w.c. There's also a pretty garden with a shed and rear access. To the first floor are two double bedrooms, a study and the family bathroom.

Oakleigh Avenue, a desirable location in Whitehall, situated within the restricted catchment area of Whitehall primary school and walking distance to the popular greenery of St George's Park, cycle track and 'Church Road'; One of Bristol's most vibrant high streets, with its five star rated bars and restaurants, including an artisan bakery!

- OFFERED WITH NO ONWARD CHAIN WORRIES
- TWO BEDS + STUDY
- OPEN-PLAN KITCHEN DINER
- FIRST FLOOR BATHROOM
- CLOSE TO WHITEHALL PRIMARY SCHOOL
- BAYED LOUNGE WITH FIREPLACE
- CONSERVATORY WITH UTILITY + CLOAKS
- ENCLOSED GARDEN WITH REAR ACCESS





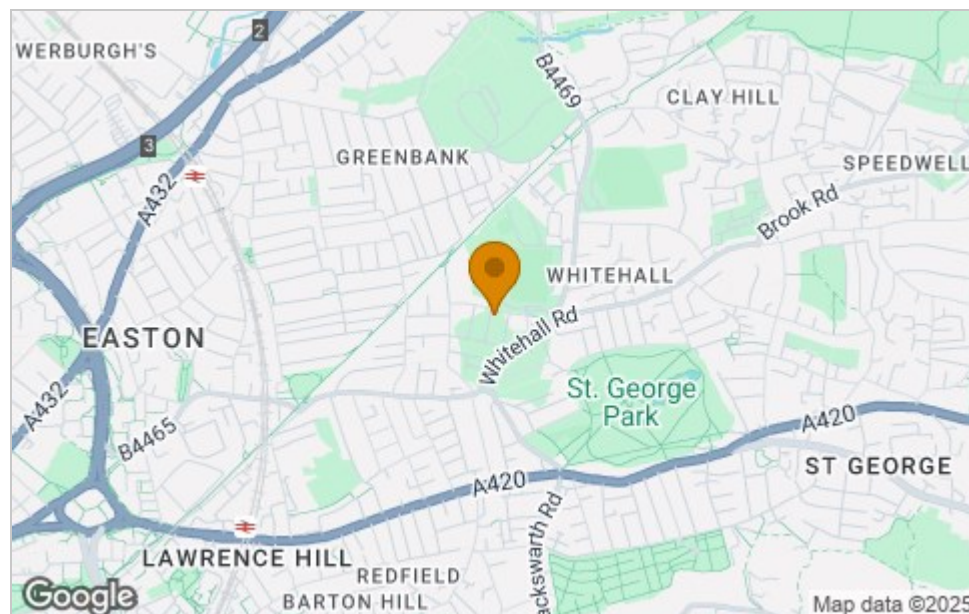




## Floor Plan



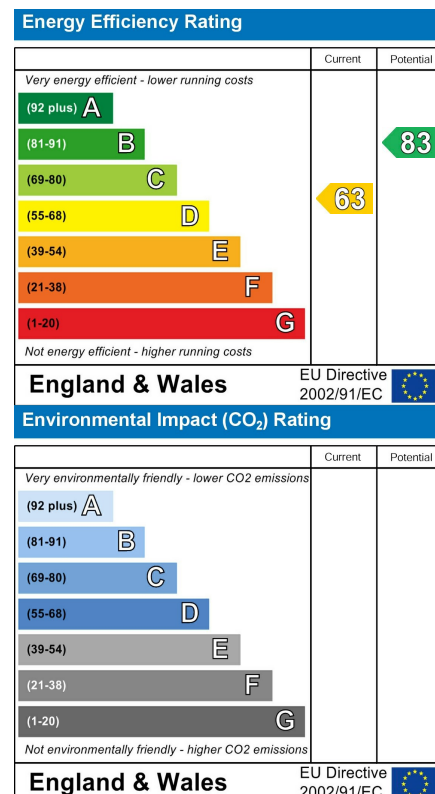
## Area Map



## Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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