



Oxleaze Way, Paulton, Bristol , BS39 7AU

£350,000

- Energy Rating - B
- Tenure - FreeHold
- Council Tax Band - D
- Close To All Local Amenities
- Commuting Distance To Bristol
- Ample Parking
- Spacious Family Home
- Town House
- 3D INTERACTIVE TOUR
- Potential For A Fourth Bedroom

BARONS introduces this well presented, THREE/FOUR BEDROOM townhouse in Paulton. The property comprises an open plan blend kitchen, dining, and living space on the ground floor, along with a convenient cloakroom/utility area, it offers both style and functionality. Ascending to the first floor reveals a versatile living room/optional fourth bedroom, a double bedroom, and a well-appointed family bathroom. On the second floor, two additional spacious double bedrooms await, one featuring an en-suite for added comfort. The property further benefits from gas central heating, UPVc double glazing, an enclosed rear garden, and ample parking. Call BARONS TODAY to avoid disappointment on 01761 411411.

Kitchen / Dining Room / Living Room 22'0" x 14'7" (6.71 x 4.45)

WC / Utility 6'4" x 5'5" (1.94 x 1.66)

Reception Room / Bedroom Four 14'6" x 11'5" (4.42 x 3.48)

Bedroom One 14'5" x 14'0" (4.40 x 4.29)

En-Suite 7'4" x 5'0" (2.24 x 1.53)

Bedroom Two 14'6" x 9'3" (4.42 x 2.83)

Bedroom Three 9'4" x 8'2" (2.85 x 2.49)

Bathroom 6'10" x 5'6" (2.10 x 1.69)







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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