



6 Oakmeade Park, Bristol, BS4 2ET

O.I.R.O £565,000

This family home is situated on Oakmeade Park, in a popular residential area of similar Victorian homes sandwiched between Wells Road and Redcatch Road. The area is easily commutable with local bus services in and out of the city located a short walk away on Wells Road. Temple Meads Station & Bristol City Centre are approximately a 30 minute & 40 minute walk away respectively. The area also has lots of amenities on the doorstep with Wells Road being home to some popular bars, cafes and restaurants, including Fox & West Greengrocer, Southside Bar & A cappella Café & Pizzeria and the very popular Knowle Pub is a short walk away, a great place to meet friends for a drink or Sunday lunch with the family. Local parks and green spaces are a plenty with Redcatch Park & Community Garden, Perretts Park and Arnos Vale Cemetery, all within 10 minutes walk from the house. The beautiful, 50 acre Victoria Park and Callington Road Nature Reserve are also nearby, providing fabulous open spaces for all the family.

The accommodation comprises a bay fronted sitting room, a second reception room and a dining room which leads into the kitchen. On the first floor, there are three double bedrooms and a family bathroom. The loft has been converted and now consists of a large main bedroom with an en-suite shower room. Outside, there is a small front garden and an enclosed, rear garden. The property offers scope for the discerning buyer to put their own stamp on their new home and is offered with no onward chain. Property in this location is always sought after, an internal inspection is thoroughly recommended.

Sitting Room 15'8" into bay x 13'6" into recess (4.78 into bay x 4.12 into recess)

Second Reception Room 13'7" x 11'5" (4.16 x 3.49)

Dining Room 14'7" max x 9'11" (4.45 max x 3.04)

Kitchen 9'8" x 9'3" (2.95 x 2.82)

Bedroom Two 15'4" into bay x 12'2" into recess (4.68 into bay x 3.72 into recess)

Bedroom Three 13'8" x 11'5" into recess (4.17 x 3.49 into recess)

Bedroom Four 11'1" x 10'0" (3.38 x 3.05)

Bathroom 8'8" x 4'9" (2.65 x 1.47)

**Bedroom One 21'7" x 11'7" (6.60 x 3.55)
both at max - limited headroom due to sloped ceilings**

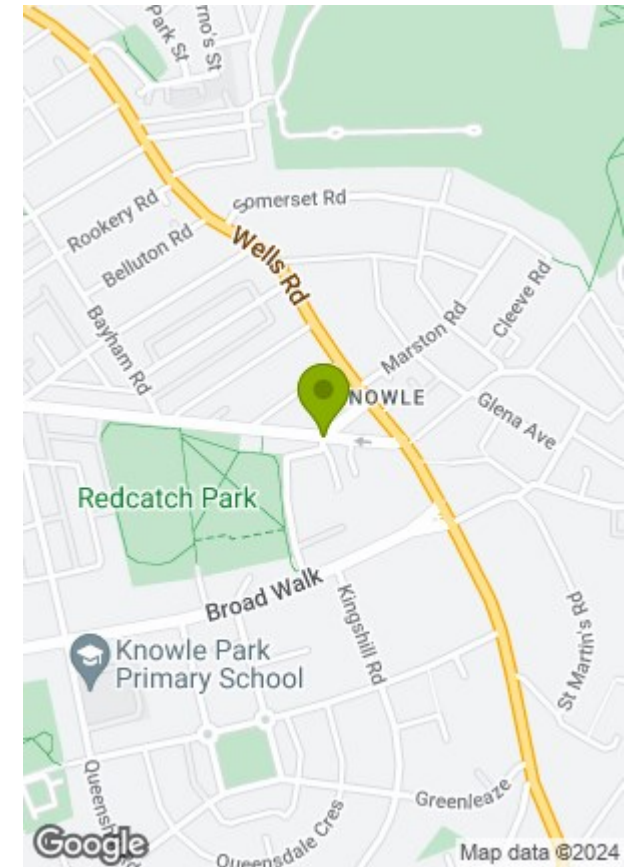
En-Suite 10'3" into shower x 4'7" (3.13 into shower x 1.42)

Tenure - Freehold

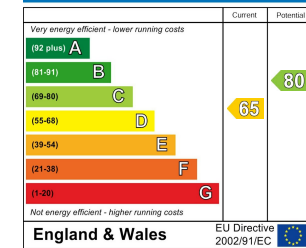
Council Tax Band - C



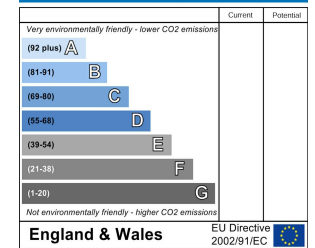




Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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