



OAKDALE ROAD
DOWNEND, BRISTOL, BS16 6EG

£430,000



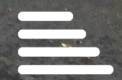
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1



2



E



GROUND FLOOR

Porch

Hallway

Lounge
12'11 x 11'11

Dining Room
11'8 x 11'0

Kitchen/Breakfast Room
14'5 max x 8'9 max

Cloakroom

FIRST FLOOR

Landing

Bedroom
11'10 x 11'2

Bedroom
11'9 x 11'8

Bedroom
8'10 x 8'1

Bathroom
7'6 x 5'7

EXTERNAL

Rear Garden

Front Garden

Garage
18'5 x 8'8



NO ONWARD CHAIN

M Coleman are pleased to offer for sale this bay fronted three bedroom semi detached home situated on the sought after Oakdale Road in Bromley Heath. This well loved home sits on a generous plot and offers a wonderful opportunity for those buyers looking to make their own mark on a property with scope to extend to both the side and rear, subject to necessary consents.

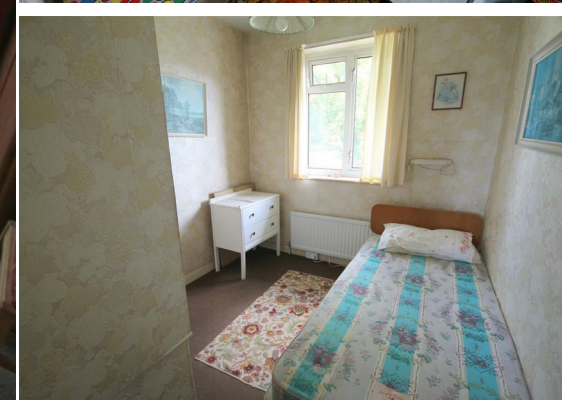
The ground floor offers a welcoming entrance hall where stairs rise to the first floor with a cloakroom under the stairs. The property benefits from two separate reception rooms, a lounge located at the front of the property with splay bay window and dining room to the rear with

French doors to the garden. The kitchen/breakfast room has a range of wall and base units, an integrated eye level oven and gas hob plus space for washing machine; a door leads to a rear lobby with space for a fridge freezer.

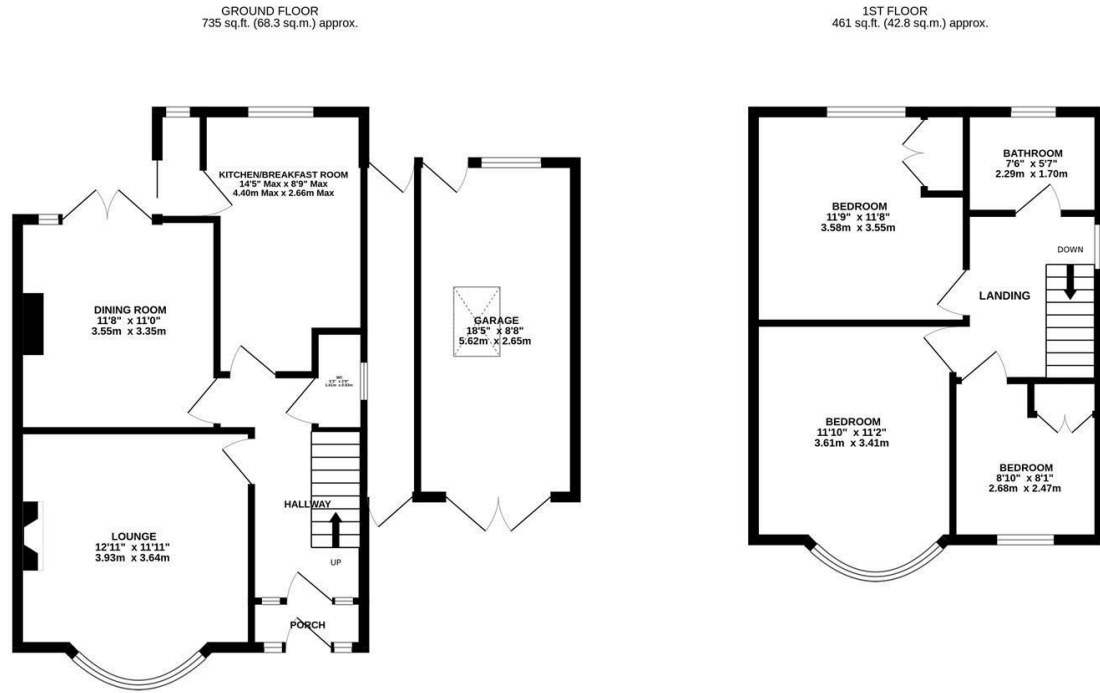
The size of the first floor accommodation is bound to impress, all accessed from a bright landing with a window to the side elevation; there are three bedrooms two of which are well proportioned doubles and a generous single. The family bathroom has a three piece suite with a mains plumbed shower over the bath.

The rear garden is sure to impress, measuring approximately 63 feet by 38 feet at its widest, a space large enough for even the most energetic of children. Laid to lawn with numerous mature shrubs and various varieties of apple and pear trees there is also a green house and personal access to the garage. To the front is a lawn and gated drive that gives access to the garage creating off road parking for several vehicles.

The property is positioned in a very popular location within Downend, a short walk to all local amenities, shops, bus routes and Bromley Heath Infant and Junior School as well as easy access to the M32 and wider motorway network.

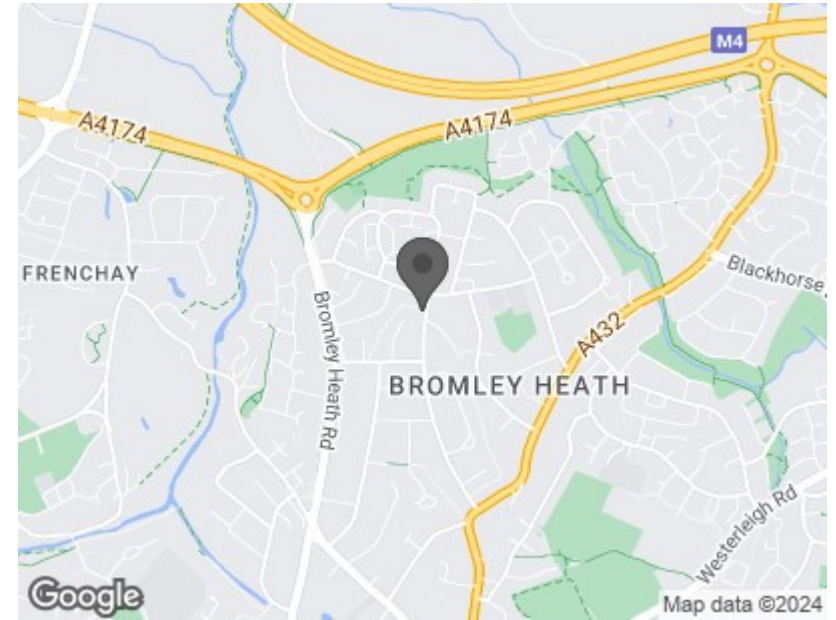


FLOOR PLAN



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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