



Connells

Green Hedges Rose Oak Lane
Coalpit Heath Bristol

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for sale offers in excess of
£400,000



Property Description

OFFERED WITH NO ONWARD CHAIN! A charming property, with plenty of potential to add your own mark, set in an enviable plot. This four-bedroom home provides huge potential, boasting wrap around gardens and would be the perfect choice for someone looking to attain a family home in ever popular Coalpit Heath. Having been lovingly owned for many years, this property currently boasts a porch, which leads on to the hallway. A study sits to the front of the property and there is a generous, dual aspect lounge / dining room. To the rear you will find the kitchen, The rear garden area is accessible from the kitchen as well as from the dining area. There is currently a bathroom to the ground floor. Externally, the garden wraps around beautifully and has an area that is planted with fruit trees, as well as lawn areas, shrub and flower borders. The property also benefits from having a summer house, off street parking and a garage. Commuter links are well served, and there are local schools and amenities. This property would make an charming family home and we highly recommend a viewing, so as to appreciate all that it has to offer.

Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

Entrance Porch

Double glazed door and double-glazed windows to side aspects, door to hallway, radiator.

Entrance Hall

Double glazed patio door from porch, door to bathroom.

Study

8' 10" x 8' 10" (2.69m x 2.69m)

Double glazed window to side aspect, cupboard housing boiler.

Lounge/Dining Room

25' 4" x 11' 7" (7.72m x 3.53m)

Double glazed window to front aspect. double glazed patio doors to rear aspect. Door from hallway and door to kitchen. Fireplace with fire set upon a hearth surround and mantle over.TV point. Wood effect laminate flooring to the dining area and laid to carpet to the lounge area, wood effect flooring to the dining area and carpeted flooring to the lounge area, radiator.

Kitchen

12' 1" x 8' 4" (3.68m x 2.54m)

Double glazed window to rear aspect and double-glazed door to rear. Door from lounge diner, slot in space for a cooker. A range of wall and pantry base units, sink and drainer. Space and plumbing for a washing machine, dishwasher and fridge. Radiator.

Landing

Stairs rising from ground floor, access to loft space and doors to rooms.

Bedroom One

14' 11" x 11' 11" (4.55m x 3.63m)

Double glazed window to front aspect, fitted wardrobes and built in double wardrobes, radiator.

Bedroom Two

14' 10" x 8' 11" (4.52m x 2.72m)

Double glazed window to front aspect, cupboard, radiator.

Bedroom Three

13' 9" x 7' 6" (4.19m x 2.29m)

Double glazed window to rear aspect, built in cupboards and built in wardrobe, wash hand basin inset into a vanity unit, radiator.

Bedroom Four

10' 6" x 7' 7" (3.20m x 2.31m)

Double glazed window to rear aspect. wash hand basin inset into a vanity unit, built in cupboards and built in wardrobes, radiator.

Bathroom

Ground floor bathroom, obscured double glazed window to side aspect, part tiled walls, panelled bath with shower over, W.C. and pedestal wash hand basin.

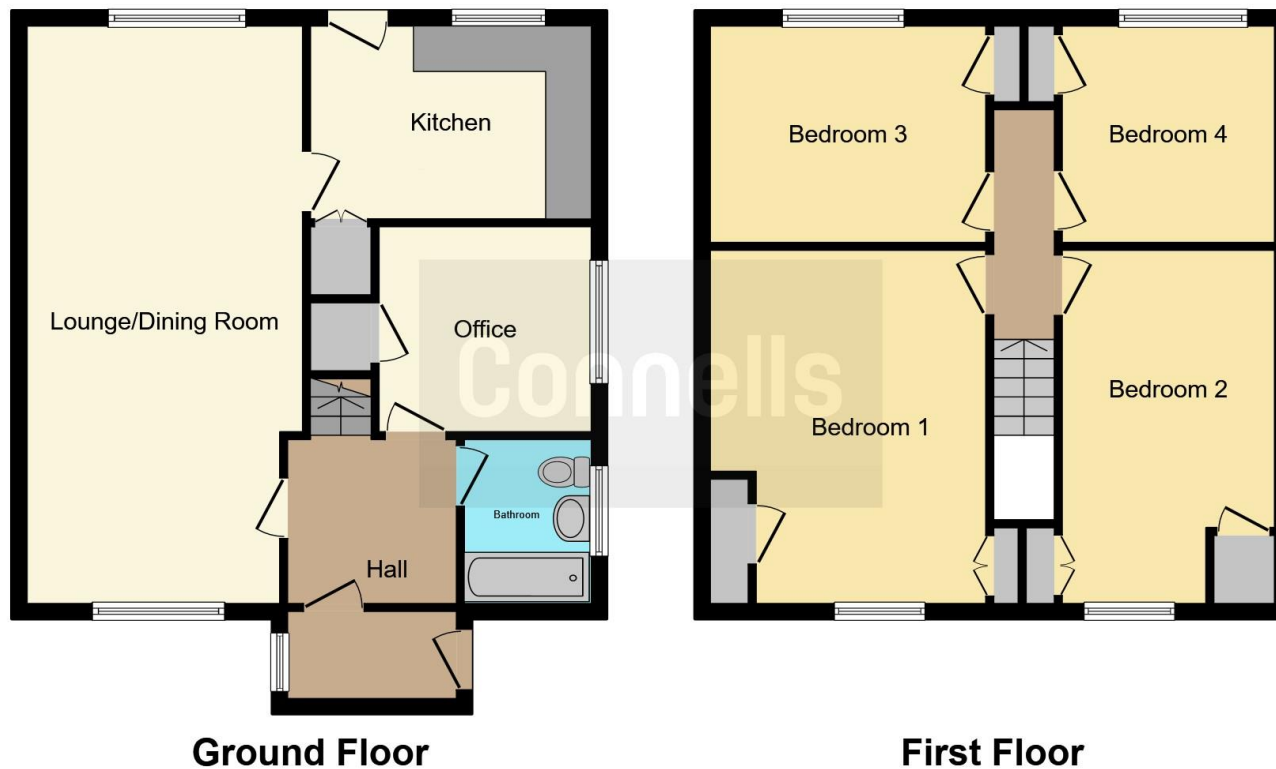
Outside Space

Block paviour driveway with gated access providing off street parking plus giving access to a detached garage, lawn areas with boundary hedging, wrap around garden including an area planted with fruit trees. shrub borders with established planting, summer house plus there is a patio area to the rear. Detached garage with up and over door and window.









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

To view this property please contact Connells on

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72-74 Station Road Yate
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EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/YAT307943



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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