

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainaged down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

**The Important Bit!**

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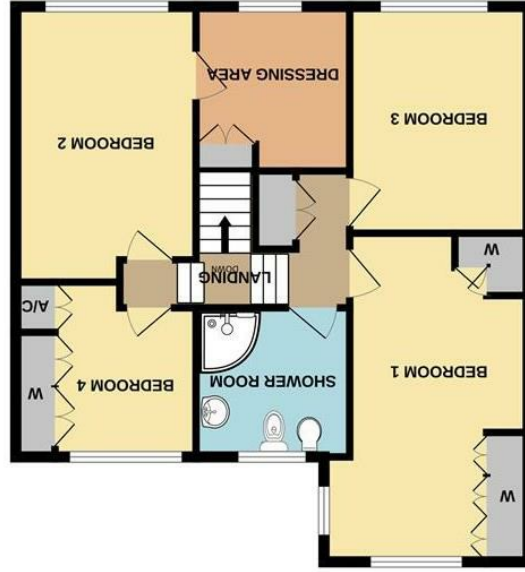
T: 0117 9328165

**Get in touch to arrange a viewing!**

**Like what you see?**



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1ST FLOOR



GROUND FLOOR



**14 Orchard Boulevard, Oldland Common, Bristol, BS30 9PT**  
**Offers In Excess Of £400,000**



Council Tax Band: D | Property Tenure: Freehold

**FAMILY HOME IN A POPULAR LOCATION WITH NO CHAIN! YES PLEASE!** Located in the popular road of Orchard Boulevard in Oldland Common you will find this fantastic extended home with superb size accommodation, ideal for a growing family! The property is ideally located close to the local schools as well as local amenities in the area and Willsbridge Mill. The current owner has presented this home to a good standard but offers any potential buyer the opportunity to really make their mark! The accommodation comprises: entrance hall, lounge/diner, kitchen, utility, shower room and conservatory to the ground floor. The first floor boasts four good size bedrooms (bedroom two with a dressing area) and the family bathroom. Externally you will find driveway parking for several cars to front, garage and a good size rear garden with patio and lawn area. Don't miss out, call today to arrange your viewing!!



**Entrance Hall**  
10'3" max x 5'7" max (3.12m max x 1.70m max)  
Double glazed door and window to front, radiator, stairs to first floor landing.

**Lounge/Diner**  
31'3" n/t 7'6" x 14'2" n/t 11'8" n/t 9'0" (9.53m n/t 2.29m x 4.32m n/t 3.56m n/t 2.74m)  
Double glazed window to front, coved ceiling, wood effect flooring, three radiators, electric fire, double glazed window to rear, double glazed patio door to rear.

**Downstairs Shower Room**  
6'11" x 3'11" n/t 2'4" (2.11m x 1.19m n/t 0.71m)  
Double glazed window to rear, W.C. wash hand basin, shower cubicle extractor fan, part tiled walls, tiled flooring.

**Kitchen**  
8'9" max x 18'7" (2.67m max x 5.66m)  
Wall and base units with worktops over, tiled flooring, tiled splash backs, recess for fridge/freezer, electric range cooker, cooker hood, dishwasher, double sink and drainer, double glazed window to rear, double glazed door to utility.

**Utility**  
8'1" x 10'3" (2.46m x 3.12m)  
Space for washing machine, base cupboard with worktop, tiled flooring, drain cover, blocked window to shower room, double glazed French doors to conservatory and double glazed window to rear.

**Conservatory**  
12'5" x 7'5" (3.78m x 2.26m)  
Of UPVC construction, tiled flooring, double glazed French door to side, lean to style roof, double glazed windows.

**First Floor Landing**  
6'4" n/t 2'10" x 13'0" (1.93m n/t 0.86m x 3.96m)  
Two loft accesses (main loft with ladder, part boarded and light), storage cupboard, base cupboard.

**Bedroom One**  
18'10" x 9'11" n/t 8'7" (5.74m x 3.02m n/t 2.62m)  
Double glazed window to rear and single glazed window to side, radiator, fitted wardrobes and storage.

**Bedroom Two**  
13'2" max x 9'2" max (4.01m max x 2.79m max)  
Double glazed window to front, radiator.

**Bedroom Two Dressing Area**  
6'10" x 8'1" (2.08m x 2.46m)  
Double glazed window to front, radiator, storage cupboard over stairs.

**Bedroom Three**  
11'6" x 9'3" (3.51m x 2.82m)  
Double glazed window to front, radiator.

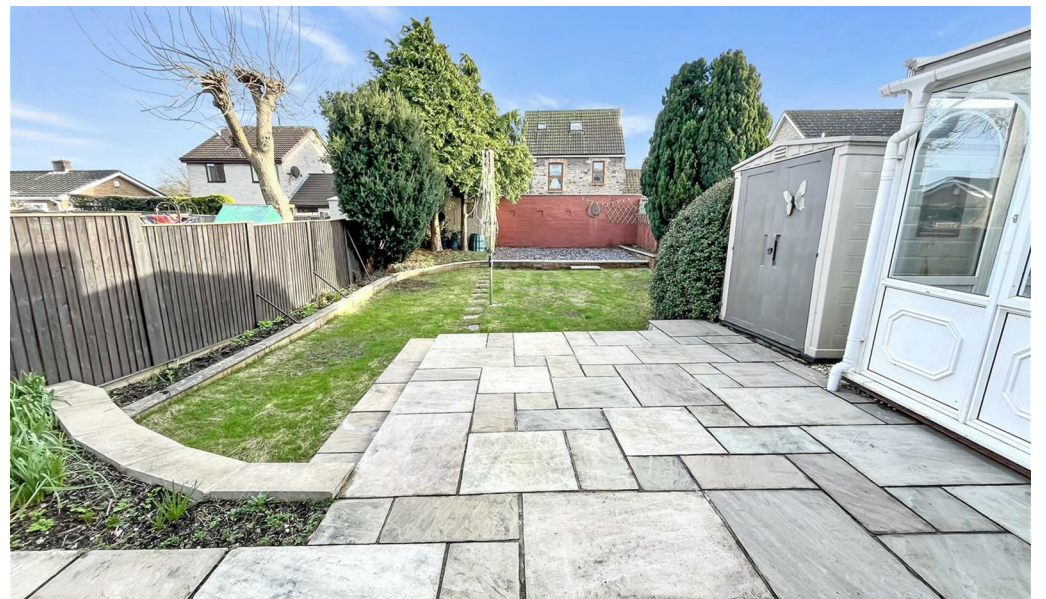
**Bedroom Four**  
9'2" max x 9'3" max (2.79m max x 2.82m max)  
Double glazed window to rear, radiator, cupboard housing gas combination boiler, fitted wardrobe/storage.

**Shower Room**  
7'11" max x 8'1" (2.41m max x 2.46m)  
Double glazed window to rear, W.C. bidet, vanity wash hand basin, shower cubicle, tiled walls, heated towel rail.

**Garage**  
18'2" max x 9'4" max (5.54m max x 2.84m max)  
Up and over door to front, fuse board, meters, light, double glazed door to kitchen.

**Front/Driveway**  
Brick paved drive for several cars, area laid to gravel.

**Rear Garden**  
Enclosed rear garden, outside tap, patio, lawn area, trees, shrubs, two sheds, area laid to gravel.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

