



£450,000

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33 Oak Road Horfield, Bristol, BS7 8RY

A stylish two-bedroom Victorian terrace house situated on Oak Road, Horfield.

Located on a quiet residential street set behind Gloucester Road, this spacious two double-bedroom house is presented to a high standard throughout.

From the front door, you enter the property into a tiled hallway with underfloor heating and doors to the reception rooms and kitchen with space under the stairs for shoes and coats. The wall between the front and rear reception rooms has been removed to create an impressive space that spans from the front to the back of the house, with carpet running throughout.

The sitting room features a cast iron feature fireplace with a fitted cabinet and shelving to the alcoves on either side. The dining room has plenty of space for a large table, additional alcove shelving, and a window overlooking the rear garden.

The kitchen at the rear of the house features gloss wall and base units with solid walnut worktops and integrated appliances, metro-tiled splash backs, contrasting tiled flooring with underfloor



heating, a breakfast bar and a door to the rear garden.

Upstairs, the principal bedroom to the front spans the entire property width and has a feature fireplace and double-glazed windows with an outlook onto Oak Road. Along the landing past two fitted cupboards with internal power sockets, the second bedroom is neatly decorated and carpeted with a double-glazed window overlooking the garden.

The bathroom at the rear features a bath with a shower over it, metro-tiled splash backs, a vanity unit incorporating storage and a wash hand basin, underfloor heating, and a wall-mounted heated towel rail.

The landscaped rear garden offers a contemporary, low-maintenance space with a raised deck leading to artificial grass, a custom-built seating area with in-built storage, an outdoor fridge, and a double outdoor power socket.

At the rear of the garden is a 2.4m x 1.8m timber-framed office, fitted with power, ethernet, radiator and glazed double doors. The room is clad in a extremely durable Shou Sui Ban wood finish.

At the front of the property there is a useful hot/cold water tap and bike/bin store.





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Approximate Gross Internal Area = 84.7 sq m / 912 sq ft

Garden Office = 3.5 sq m / 38 sq ft

Total = 88.2 sq m / 950 sq ft



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(40-60) C</p> <p>(21-40) D</p> <p>(1-20) E</p> <p>(1-20) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	81		
	64		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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