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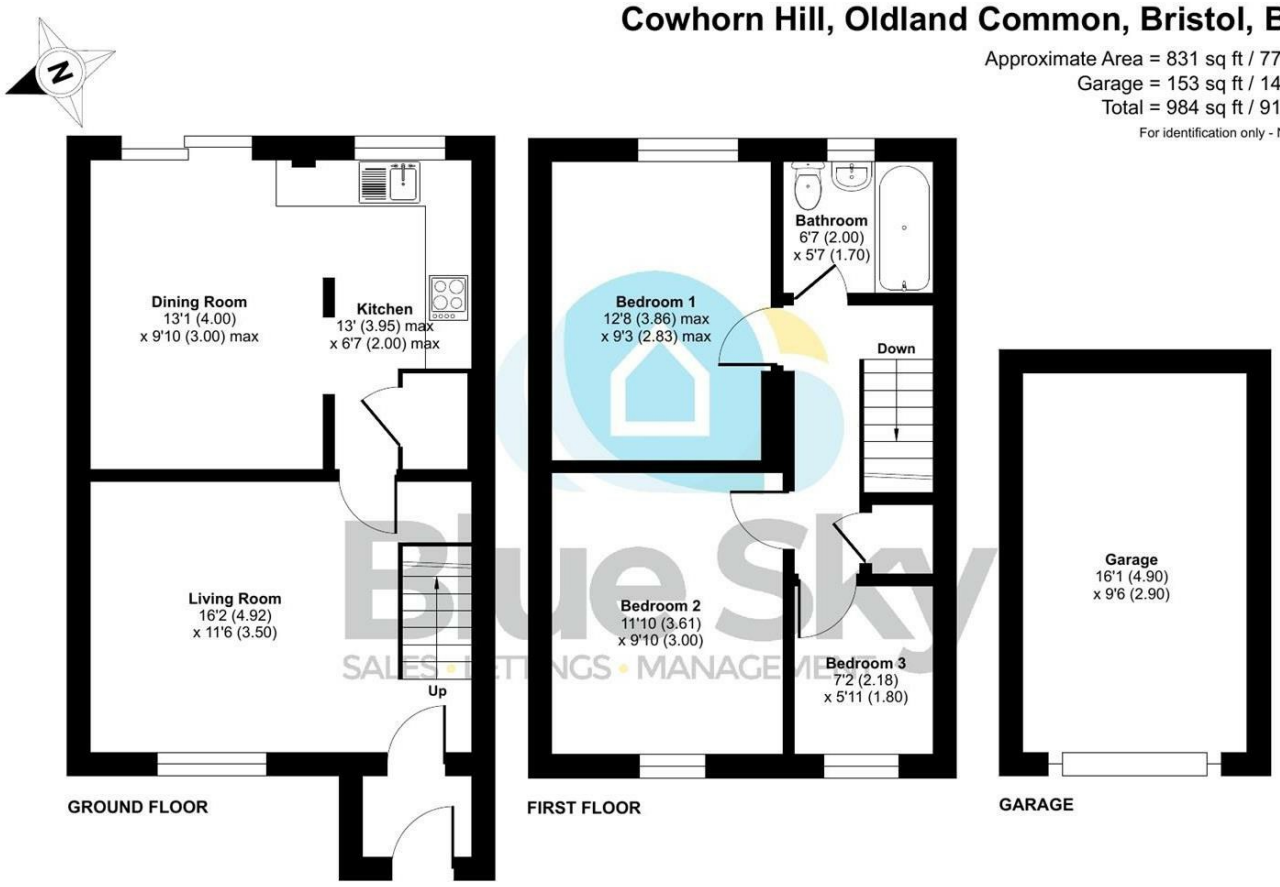
3 Cowhorn Hill, Oldland Common, Bristol, BS30 9QU

Offers In Excess Of £280,000



Cowhorn Hill, Oldland Common, Bristol, BS30

Approximate Area = 831 sq ft / 77.2 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 984 sq ft / 91.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1437231

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Like what you see?

Get in touch to arrange a viewing;

t: 0117 9328165
info@bluesky-property.co.uk
28 Ellacombe Road, Bristol, BS30 9BA

See all of our amazing properties and get lots of help at;

www.bluesky-property.co.uk

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The Important Bit!

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/drained 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.

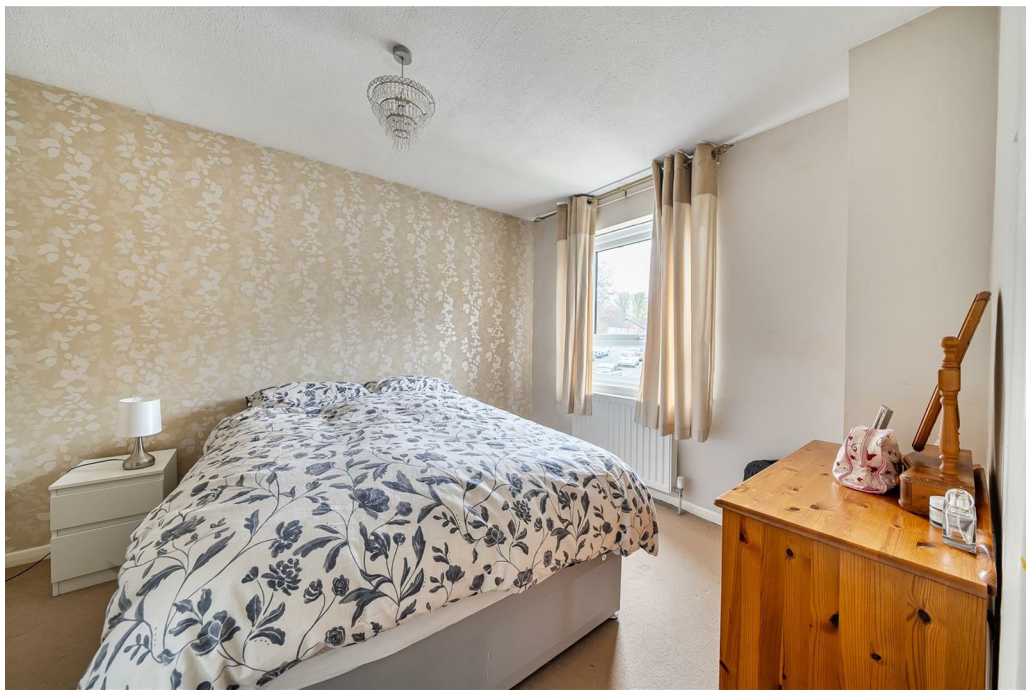


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Council Tax Band: B | Property Tenure: Freehold

FANTASTIC THREE BEDROOM HOME! Located in the charming area of Cowhorn Hill, Oldland Common, Bristol, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts a spacious reception room, providing a welcoming atmosphere for relaxation and entertaining. One of the standout features of this residence is the impressive kitchen/diner, which is designed to be both functional and stylish. This area is perfect for family meals or hosting friends, making it the heart of the home. Additionally, the property includes a garage and a delightful rear garden. Its location is particularly advantageous, as it is situated close to local amenities, Jubilee Park and the local school, making it a practical choice for families and individuals alike. Call today to arrange your viewing!





Entrance Porch
Double glazed door to front, fuse board, base cupboard housing gas meter.

Lounge
16'2 x 11'6 (4.93m x 3.51m)
Double glazed window to front, radiator, door to porch, under stairs storage area, stairs to first floor landing.

Kitchen/Diner
kitchen 13' max x 6'7 max/diner 13'1 x 9'10 max (kitchen 3.96m max x 2.01m max/diner 3.99m x 3.00m)
Double glazed window to rear, double glazed patio doors to rear, radiator, storage cupboard with light, wall and base units, worktops, space for fridge/freezer, space and plumbing for washing machine, space for tumble dryer, space for gas cooker, cooker hood, wood effect flooring, tiled splash backs, sink and drainer.

First Floor Landing
Radiator, loft access (part boarded), airing cupboard housing gas combi boiler.

Bedroom One
12'8 max x 9'3 max (3.86m max x 2.82m max)
Double glazed window to rear, radiator.

Bedroom Two
11'10 x 9'10 (3.61m x 3.00m)
Double glazed window to front, radiator.

Bedroom Three
7'2 x 5'11 (2.18m x 1.80m)
Double glazed window to front, radiator.

Bathroom
6'7 x 5'7 (2.01m x 1.70m)
Double glazed window to rear, spotlights, vanity wash hand basin, W.C, enclosed bath with shower over, shower screen, extractor fan, part UPVC panelled walls, wood effect flooring, heated towel rail.

Front Garden
Path to front door, laid to lawn, decorative chippings and shrub.

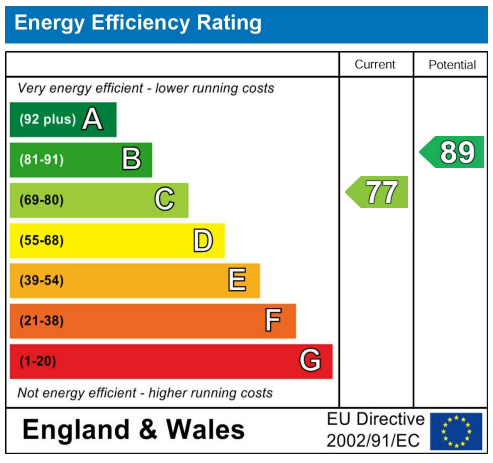
Rear Garden
Enclosed garden, outside tap, patio, path leading to rear gate, shrubs, lawn area, two decking areas.

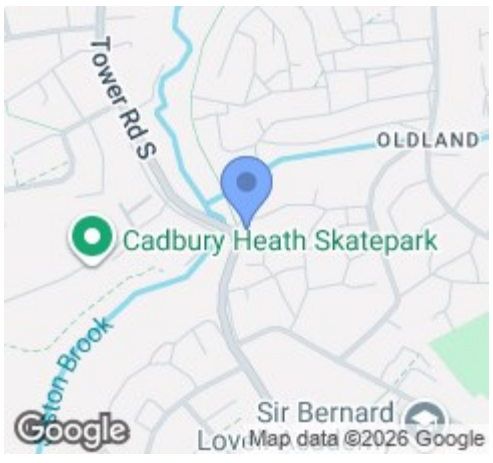
Garage
16'1 x 9'6 (4.90m x 2.90m)
Up and over door to front, located in a block close to the property. Rank of seven garages, second garage in from the left when looking at the rank of garages.

Agent Note
Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.









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