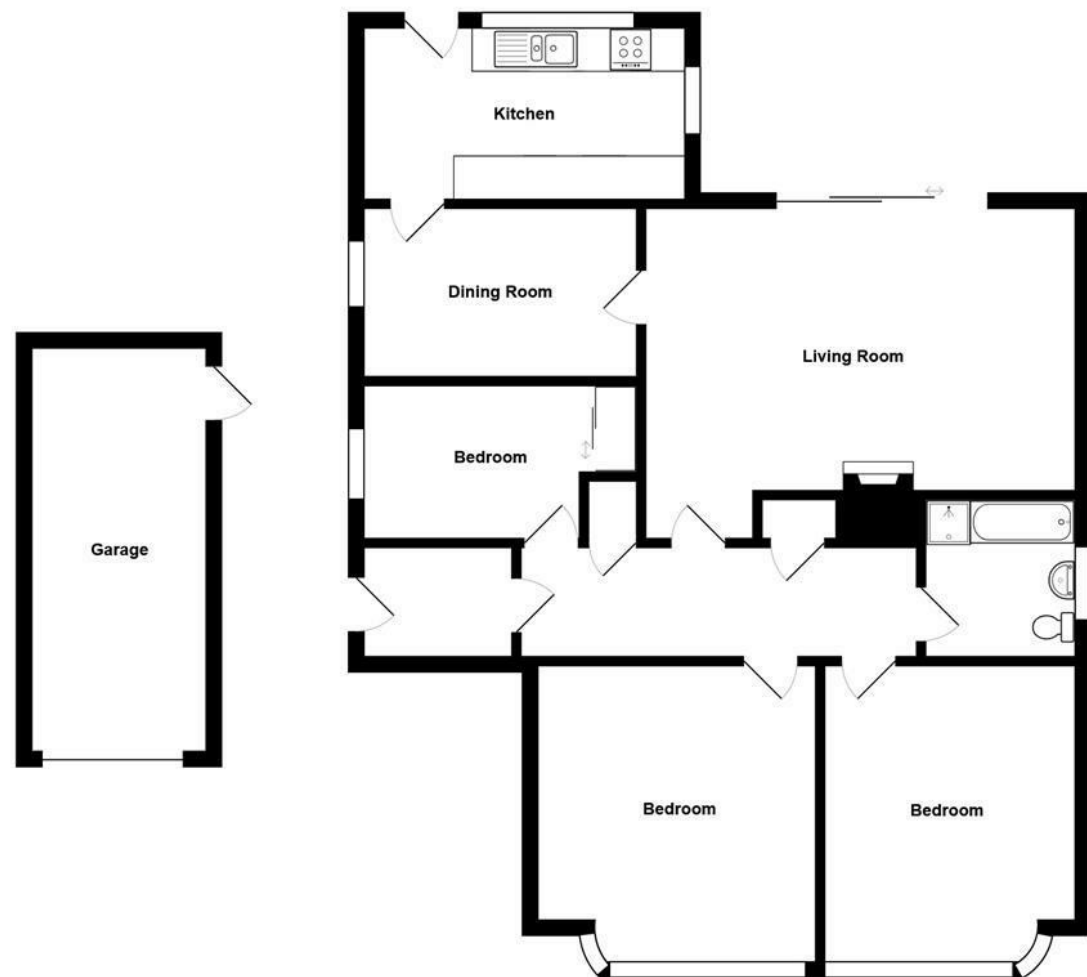


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 108.9 m² ... 1172 ft² (excluding garage)
 All measurements are approximate and for display purposes only.

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 CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
 These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
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3 St. Annes Drive, Oldland Common, Bristol, BS30 6RD



£480,000

A well situated double bay fronted detached "true" bungalow set in a good size gardens in a desirable location.

- Available with no upward sales chain with scope for updating and refurbishment
- Huge potential for extension, redevelopment etc (subject to any necessary consents)
- Entrance porch and hallway
- Two reception rooms
- Kitchen with built in oven and hob
- Three bedrooms
- Bathroom
- Driveway parking and detached garage
- Good size mature gardens to the front, side and rear
- Viewing highly recommended



3 St. Annes Drive, Oldland Common, Bristol, BS30 6RD

An attractive double bay fronted detached bungalow dating from 1959 and of a very popular design with elevations in render beneath a pitched broseley tiled roof. The property has a longstanding rear extension and is offered to the market after 60 years in the current ownership with scope with refurbishment and updating to suit the purchaser's individual requirements. The configuration of the plot has a large area of side garden with scope for redevelopment or extension of the existing property including further garaging subject to obtaining necessary consents.

The existing accommodation is versatile with good proportions, comprising an entrance porch, wide hallway, living room, dining room and kitchen, three bedrooms and a bathroom. St Annes Drive is a popular location in Oldland Common with easy access to all amenities, close to Longwell Green and Bitton and open countryside. Keynsham is easily accessible and has a railway station while the cities of Bristol and Bath are nearby.

In fuller detail the accommodation comprises (all measurements are approximate):

ENTRANCE PORCH

Double glazed entrance door and double glazed windows to front and side aspects, tiled floor, glazed inner door and side screen to

ENTRANCE HALL 5.50m x 1.46m (18'0" x 4'9")

Access to partially boarded roof space with power, light and a pull down ladder, radiator, cupboard with gas and electricity meters.

LIVING ROOM 6.14m x 4.06m (20'1" x 13'3")

Sliding double glazed patio door leading to the rear garden. Brick fireplace recess with inset electric fire, skirting, radiators.

DINING ROOM 3.80m x 2.36m (12'5" x 7'8")

Internal window to kitchen and double glazed window to side aspect, radiator. Cupboard with Ideal Classic gas fired boiler.

KITCHEN 4.57m x 2.43m (14'11" x 7'11")

Double glazed door to outside and double glazed window overlooking the rear garden and further double glazed window to the side aspect. Furnished with a range of oak fronted wall and floor units providing drawer and cupboard storage space with contrasting worksurfaces and inset one and a quarter bowl stainless steel sink with mixer tap, built in stainless steel electric hob and eye level double oven. The washing machine, fridge and freezer are included in the sale price.

BEDROOM 4.27m into bay x 3.95m (14'0" into bay x 12'11")

Double glazed bay window to front aspect, radiator.

BEDROOM 4.27m into bay x 3.86m (14'0" into bay x 12'7")

Double glazed bay window to front aspect, radiator.

BEDROOM 3.18m x 2.16m (10'5" x 7'1")

Double glazed window to side aspect and internal leaded coloured circular window to porch, skirting radiator, built in cupboard (excluded from measurements).

BATHROOM 2.27m x 2.06m (7'5" x 6'9")

Double obscure glazed window to side aspect. White suite comprising wc with concealed cistern, wash basin with mixer tap and storage cupboard beneath. Shower bath with mixer tap incorporating shower attachment and fully tiled shower enclosure with thermostatic shower head. Tiled surrounds, heated towel rail, radiator, wall mounted electric fan heater.

OUTSIDE

GARDENS

The property is set on a good size plot extending in total to 0.14 acres. There is a long brick walled frontage to St Annes Drive, with gardens to the front, side and rear of the property, laid predominately to lawn with flower and shrub beds and apple trees. Timber shed to the rear of the garage with power and light and a block paved patio immediately to the rear of the bungalow with a gated side access leading to the front. The rear garden has an enviable southerly facing aspect.

A tarmacadam driveway provides off street parking and the approach to the

DETACHED GARAGE 5.28m x 2.48m (17'3" x 8'1")

With up and over entrance door and power and light,

TENURE

Freehold

ADDITIONAL INFORMATION

Local Authority - South Gloucestershire Council.

All mains services are connected.

The property has gas fired central heating.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the house is E. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

