



**Oaktree Crescent, Bradley Stoke Bristol BS32 9AE**

**welcome to**

## **Oaktree Crescent, Bradley Stoke Bristol**

This superb home in a sought-after part of Bradley Stoke offer tremendous convenience and a perfect step into the market for any aspiring home owner, those that require a 'city base' or investment opportunity. The property includes driveway parking, well proportioned private garden and side access.

### **Oaktree Crescent Entrance**

The covered entrance is granted over the well presented block paved driveway. A traditional door leads inwards.

### **Hallway**

You are instantly met by a well proportioned hallway leading to all areas. The space with modern wood effect low maintenance flooring is light and bright instantly accentuating the space as found throughout. Views of the garden are instantly offered via the main living room and the kitchen is found off to the left.

### **Living Room**

11' 11" max x 11' 11" max ( 3.63m max x 3.63m max )  
The well proportioned living space is also light and bright with garden views and offers direct access to said garden. The room with open staircase easily accommodates ample lounging furniture and the space under the staircase is ideal for a desk/home office area for example. Here is 'part-open' to the kitchen creating a social feel with breakfast bar and shared counter breaching the divide.

### **Kitchen**

6' 7" max x 8' 2" max ( 2.01m max x 2.49m max )  
The kitchen offers wall and base units and space for the requisite white goods. The boiler is located here and a window offers further light and a pretty front outlook.

### **Stairs Leading Upwards**

Presented well with carpet plus wooden spindles, handrail and banister.

### **Bedroom**

12' 6" max x 8' 8" max ( 3.81m max x 2.64m max )

Good sized double bedroom with garden views. Finished with carpet and includes built-in storage.

### **Storage Room**

The storage space prior the bedroom is not only useful but also offers opportunity. Currently with worktop, storage and two cupboards. A front facing window offers additional light which extends into the staircase.

### **Bathroom**

6' max x 7' 9" max ( 1.83m max x 2.36m max )  
Well presented three piece bathroom with window to the front aspect. Includes a shower over bath.

### **External Driveway**

Very useful and convenient private block paved driveway.

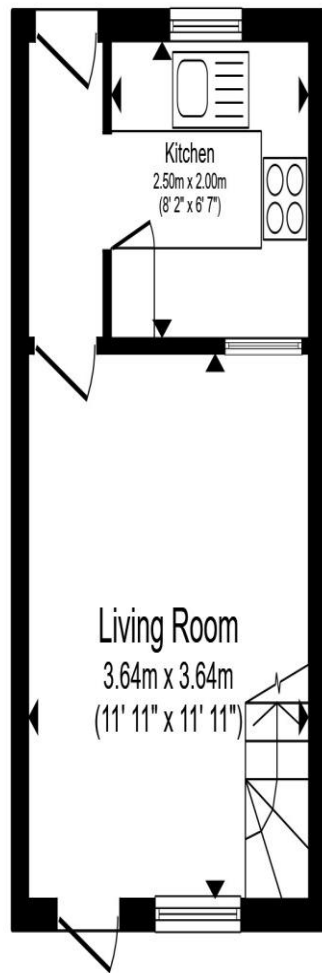
### **Garden**

Spacious garden with direct access from the house. Further useful side access. Laid to lawn with well presented boundary.

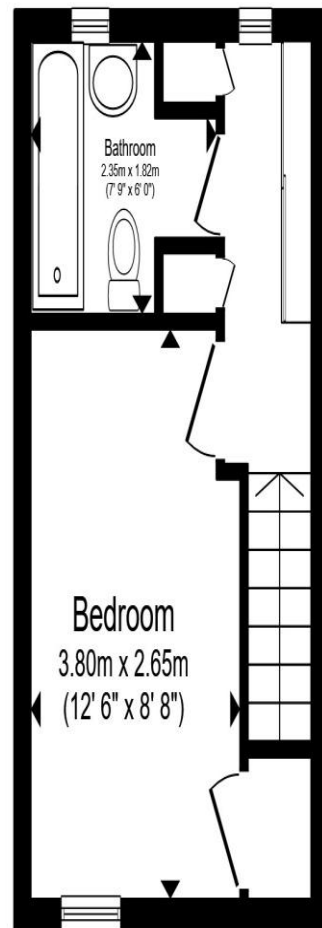
### **Agents Notes**

Offered with NO CHAIN.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



**Ground Floor**



**First Floor**

Total floor area 40.6 m<sup>2</sup> (437 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Oaktree Crescent,**  
**Bradley Stoke Bristol**

- Superb One Bedroom Home - Offered with NO CHAIN
- Desirable and Highly Convenient Bradley Stoke Location
- End of Terrace with Side Access
- Driveway Parking AND Spacious Private Garden
- Well Proportioned Bedroom and Spacious Living Areas

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

**£210,000**



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Property Ref:  
STG109384 - 0004

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**allen & harris**



**0117 979 8082**



[StokeGifford@allenandharris.co.uk](mailto:StokeGifford@allenandharris.co.uk)



41 North Road, Stoke Gifford, BRISTOL, BS34 8PB



**[allenandharris.co.uk](http://allenandharris.co.uk)**