

estate agents **auctioneers**



173 Okebourne Road, Brent, Bristol, BS10 6QX
£310,000

A well balanced mid terrace family home with generous garden.

- Great family home
- Open plan kitchen
- 3 bedrooms
- Off street parking
- Enclosed rear garden
- Modern Bathroom
- Gas Central Heating

The Property

This well-presented three-bedroom family home features a contemporary open-plan living space on the ground floor. The living area is positioned at the front of the property and benefits from a large bay window, allowing plenty of natural light. The modern fitted kitchen includes cream floor and wall units complemented by mock maple work surfaces and stylish metro-tile splashbacks. It is well equipped with an electric hob and oven, extractor fan and a sink with mixer tap. There is also ample space for a good-sized dining table, making it ideal for family meals or entertaining. A door from the kitchen provides direct access to the rear garden.

The first floor comprises three bedrooms, including two doubles, along with a family bathroom. The main bedroom, located at the rear of the property, benefits from a large fitted wardrobe providing excellent storage.

The bathroom has been recently redecorated and offers a stylish, modern finish, featuring brushed brass fittings to the vanity basin, walk in shower and separate bath.

Externally, the property offers a generous driveway with parking for a couple of cars. To the rear is a safe, enclosed garden with a solid outdoor shed, ideal for storing bicycles or other outdoor equipment. Furthermore, the garden provides direct access to the Okebourne open play space through a rear garden gate, offering convenient and easy access for strolls and play.

Please note the property is non standard. Although this type of construction should not effect the ability to obtain a mortgage it is recommended to discuss this with your lender or mortgage broker should you require finance.

Location

Okebourne Road is located on the edge of Charlton Common within a few minutes' walk of the enchanting woodland and open parkland and only 1 mile from the local shopping facilities of Westbury Village with its wide range of independent retailers whilst the regional shopping Centre at Cribbs Causeway is within 3 miles as is the regional motorway network with excellent local bus routes also situated within close proximity. Brentry Primary School is only a short stroll away.

Other Information

Freehold.

Council Tax Band: B

Please Note

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Approximate total area⁽¹⁾
79.8 m²
860 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/81/EC			
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