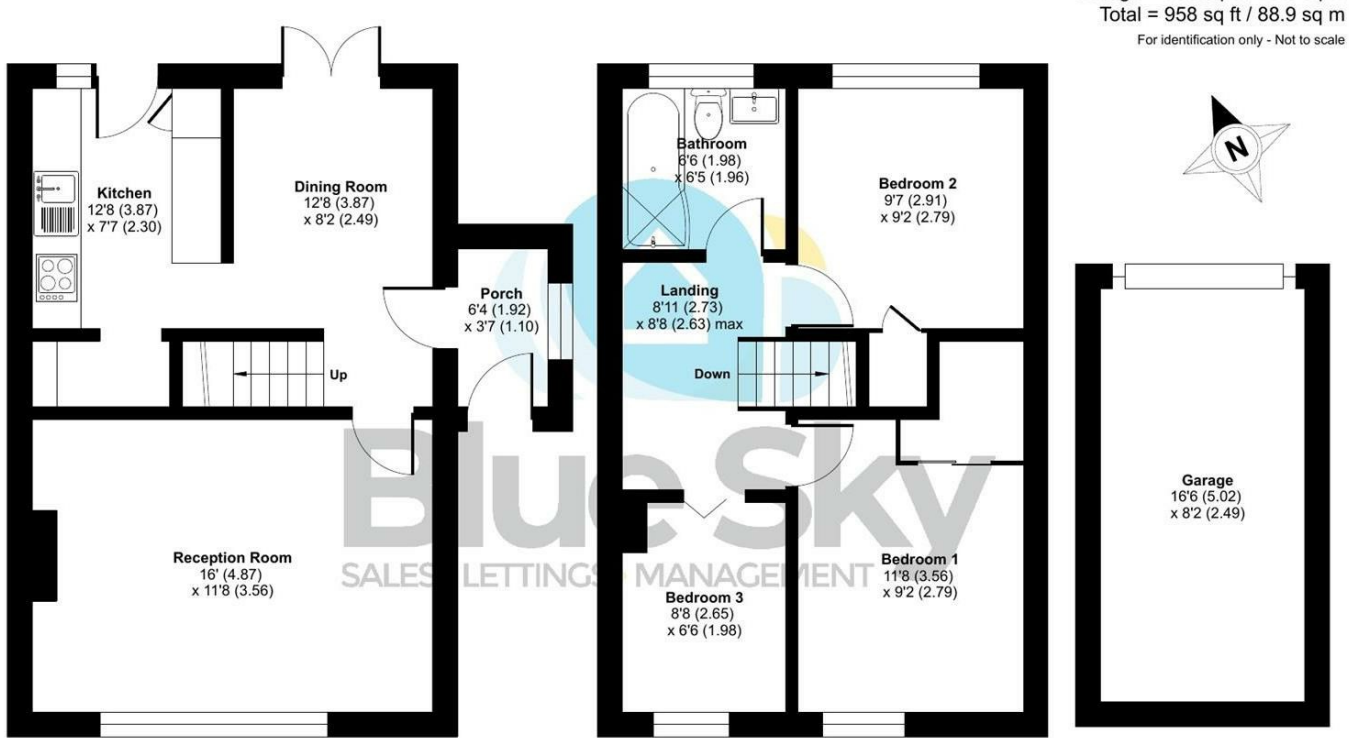
7 Brookfield Walk, Oldland Common, Bristol, BS30 9SS

Offers In Excess Of £300,000

Brookfield Walk, Oldland Common, Bristol, BS30

Approximate Area = 823 sq ft / 76.4 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 958 sq ft / 88.9 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: 1469355

Like what you see?

Get in touch to arrange a viewing;

t: 0117 9328165
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28 Ellacombe Road, Bristol, BS30 9BA

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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.

3 1 2 C

Council Tax Band: C | Property Tenure: Freehold

CUL-DE-SAC LOCATION!! Nestled in the charming area of Brookfield Walk, Oldland Common, Bristol, this delightful three-bedroom semi-detached home offers a perfect blend of comfort and convenience. The property is ideally situated, fronting onto an open green space, providing a serene environment for families and nature lovers alike. Upon entering, you will find a well-presented and spacious accommodation that includes an inviting reception room, perfect for entertaining guests or enjoying family time. The kitchen and dining area create a warm and welcoming space for meals and looks on to rear garden. The property boasts three generously sized bedrooms, ensuring ample space for family members or guests. The bathroom is well-appointed, catering to all your daily needs. Outside, you will discover both front and rear gardens, ideal for outdoor activities or simply enjoying the fresh air. Additionally, a garage provides convenient storage or parking for one vehicle. This home is conveniently located close to local schools, making it an excellent choice for families. The Bristol to Bath cycle track is nearby, offering a fantastic opportunity for outdoor enthusiasts to explore the beautiful surroundings. Local amenities are also within easy reach, ensuring that all your daily needs are met. Call today to arrange your viewing!

Entrance Porch
6'4 x 3'7 (1.93m x 1.09m)
Double glazed door to front, single glazed window to side, door to dining area, wood effect flooring.

Dining Area
12'8 x 8'2 (3.86m x 2.49m)
Double glazed French doors to rear, feature radiator, stairs to first floor landing, radiator, wood effect flooring, space for fridge/freezer, open to kitchen.

Kitchen
12'8 x 7'7 (3.86m x 2.31m)
Open to dining area, double glazed window and double glazed door to rear, wood effect flooring, cupboard housing gas combination boiler, wall and base units with worktops over, tiled splashbacks, sink and drainer, cooker hood space for gas cooker, space for washing machine, open under stairs storage cupboard with power, light, housing fuse board and gas and electric meters.

Lounge
16' x 11'8 (4.88m x 3.56m)
Double glazed window to front, radiator, electric fire and surround, coved ceiling.

First Floor Landing
8'11 x 8'8 max (2.72m x 2.64m max)
Loft access.

Bedroom One
11'8 x 9'2 (3.56m x 2.79m)
Double glazed window to front, radiator, fitted wardrobes with sliding doors, coved ceiling.

Bedroom Two
9'7 x 9'2 (2.92m x 2.79m)
Double glazed window to rear, radiator, coved ceiling, over stairs storage cupboard.

Bedroom Three
8'8 x 6'6 (2.64m x 1.98m)
Double glazed window to front, radiator, coved ceiling.

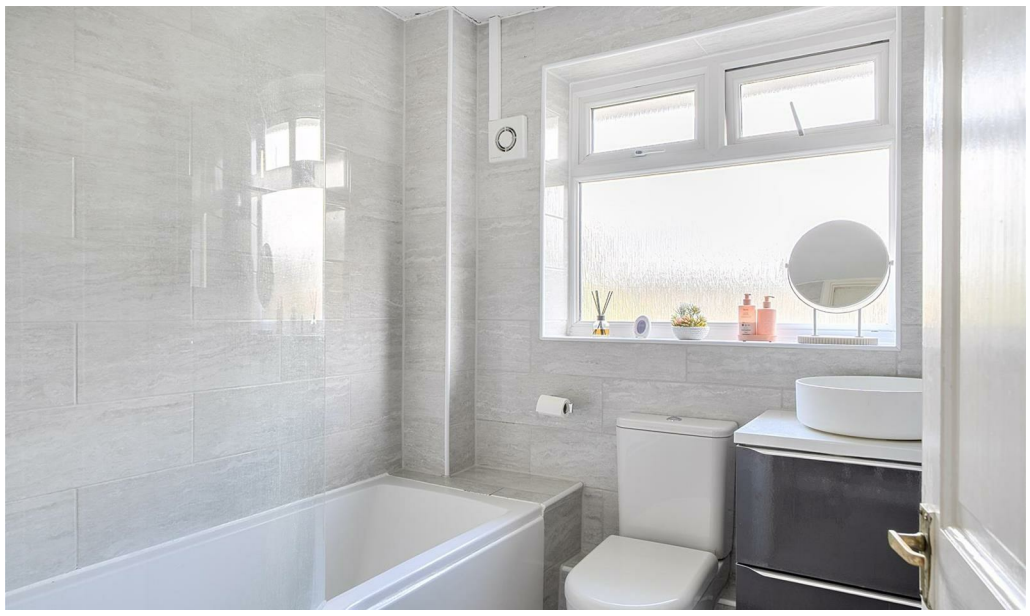
Bathroom
6'6 x 6'5 (1.98m x 1.96m)
Double glazed window to rear, W.C, wash hand basin with vanity, heated towel rail, enclosed bath with shower over, shower screen, tiled walls, tile effect flooring, extractor fan.

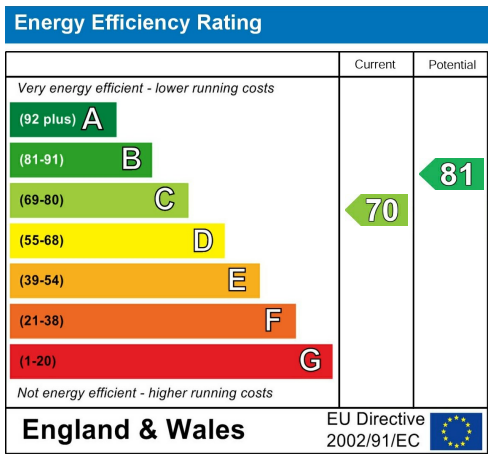
Front Garden
Path to front door, laid to lawn, shrub.

Rear Garden
Enclosed garden, outside tap, shed, lawn area, path to rear gate.

Garage
16'6 x 8'2 (5.03m x 2.49m)
Located in a block close to the property, up and over door to front. From the rear garden gate, turn left, block on the left, second garage down with grey door.

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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