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192 Okebourne Road, Brentry, Bristol, BS10 6QY

£250,000

A beautifully presented two-bedroom home with off-street parking and a generous rear garden, ideally situated on a popular residential street in Brentry.

- Close proximity to Brentry Primary School
- Ideal first time home
- Driveway
- Well presented throughout
- Generous Rear Garden

The Property
This immaculately presented two-bedroom house offers well-proportioned accommodation arranged over two floors, making it an excellent choice for first-time buyers, couples or those looking for a well-maintained home in a popular residential location.
On the ground floor, the property features a bright and spacious living room to the front, providing a comfortable and versatile space for relaxing and entertaining. A useful understairs storage cupboard adds further practicality.
To the rear is the impressive kitchen/dining room, fitted with contemporary white cabinetry complemented by a speckled grey work surface. There is ample room for a dining table, making this a sociable and practical space for everyday living. A door leads directly from the kitchen onto the rear garden, with a wooden decking area providing the perfect spot for outdoor seating before leading onto the good-sized lawned garden.
Upstairs, the principal bedroom spans the full width of the property and benefits from a useful fitted wardrobe, providing excellent storage. The second bedroom is positioned to the rear and also features a fitted wardrobe.
Completing the first floor is the family bathroom, which is fully tiled and fitted with a classic three-piece white suite, including a bath with an electric shower over.
Externally, the property also benefits from off-street parking to the front.
A fantastic opportunity for a first-time buyer, this well-presented home combines practical accommodation, excellent storage and attractive outdoor space in a sought-after Brentry location.

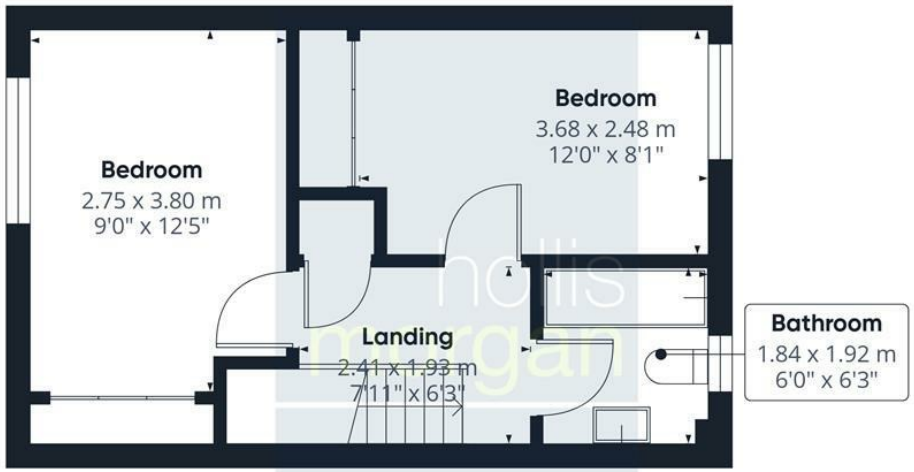
Location
Okebourne Road is located on the edge of Charlton Common within a few minutes' walk of the enchanting woodland and open parkland and only 1 mile from the local shopping facilities of Westbury Village with its wide range of independent retailers whilst the regional shopping Centre at Cribbs Causeway 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

We are required under the Estate Agents Act 1979, and the Provision of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a "Connected Person" as defined by that act.

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

Ground Floor



Floor 1

Approximate total area(1)

59.7 m²

643 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.

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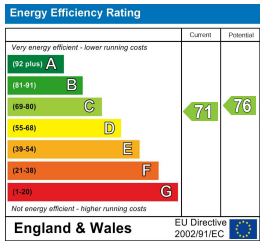

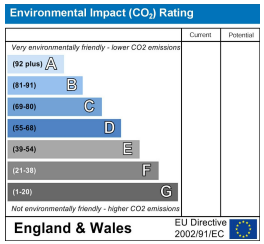

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