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SALES • LETTINGS • MANAGEMENT

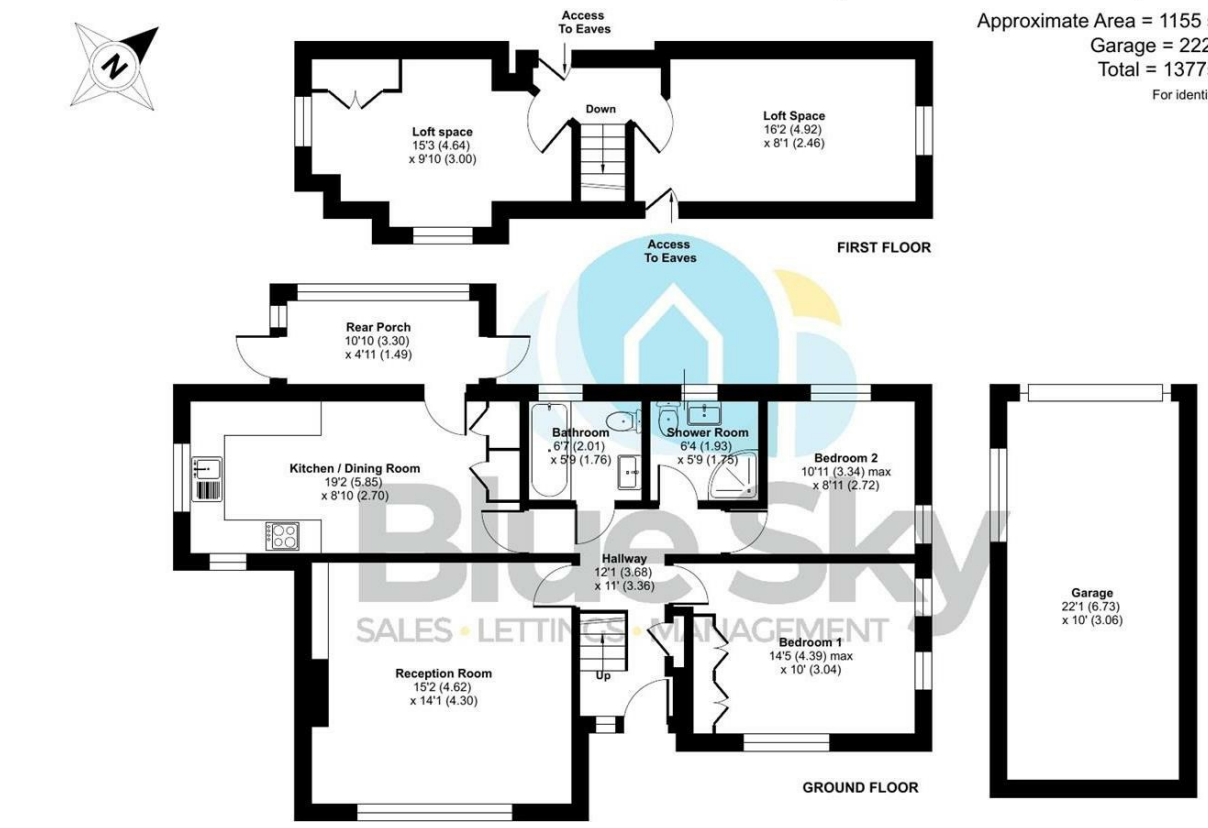
Heathfield, 7a Lovell Avenue, Oldland Common, Bristol, BS30 9TE

£315,000



Lovell Avenue, Oldland Common, Bristol, BS30

Approximate Area = 1155 sq ft / 107.3 sq m
Garage = 222 sq ft / 20.6 sq m
Total = 1377sq ft / 127.9 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: 1478180

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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.



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Council Tax Band: D | Property Tenure: Freehold

DETACHED BUNGALOW WITH VIEWS! IN NEED OF UPDATING! Nestled in the cul-de-sac of Lovell Avenue, Oldland Common, Bristol, this charming detached bungalow offers a delightful blend of comfort and convenience. The property boasts a well-thought-out layout, featuring two spacious bedrooms and two bathrooms, making it ideal for families or those seeking a peaceful retreat. The property does need updating but offers any potential buyer the opportunity to really make their mark! Upon entering, you are welcomed into the hall that flows into the lounge. The spacious kitchen/diner is perfect for entertaining guests or enjoying family meals. The rear porch provides additional space. The property also benefits from two loft areas, offering ample storage or potential for further development (P23/02487/HH). Outside, you will find a garage and parking, ensuring that you have plenty of room for your cars. The front and side gardens of the property presents lovely views, creating a serene backdrop for your outdoor activities. Additionally, the bungalow is conveniently located near local schools and amenities, making it an excellent choice for families and professionals alike. This delightful bungalow on Lovell Avenue is a rare find, combining a peaceful setting with easy access to essential services.





Entrance Hall
12'1 x 11' (3.68m x 3.35m)
Double glazed door to front, double glazed window to front, stairs to loft areas, radiator, tiled effect flooring, coved ceiling, storage cupboard with light.

Lounge
15'2 x 14'1 (4.62m x 4.29m)
Double glazed window to front, coved ceiling, radiator, open fire with surround, serving hatch.

Kitchen/Diner
19'2 x 8'10 (5.84m x 2.69m)
Double glazed windows to side and double glazed window to front, two storage cupboards (with one housing the fuse board), double glazed door to rear porch, tiled effect flooring, radiator, wall mounted gas combi boiler, a range of wall and base units with worktops over, tall units, space for washing machine, space for dishwasher, space for fridge/freezer, tiled splashbacks, sink and drainer, space for electric cooker.

Rear Porch
10'10 x 4'11 (3.30m x 1.50m)
Lean to style porch, double glazed doors to both sides, power and light, double glazed windows, gas meter, tiled flooring.

Bedroom One
14'5 max x 10' (4.39m max x 3.05m)
Two double glazed windows to side, one double glazed window to front, radiator, fitted wardrobes, coved ceiling.

Bedroom Two
10'11 max x 8'11 (3.33m max x 2.72m)
Double glazed windows to side and rear, radiator, coved ceiling.

Shower Room
6'4 x 5'9 (1.93m x 1.75m)
Double glazed window to rear, extractor fan, part tiled walls, coved ceiling, W.C, shower cubicle, radiator, wash hand basin.

Bathroom
6'7 x 5'9 (2.01m x 1.75m)
Double glazed window to rear, coved ceiling, W.C, wash hand basin, enclosed bath, part tiled walls, shaver point, tiled effect flooring.

Loft Landing
Access to eaves storage, doors to loft one and loft two.

Loft Area One
15'3 x 9'10 (4.65m x 3.00m)
Double glazed windows to front and side, radiator, fitted wardrobe.

Loft Area Two
16'2 x 8'1 (4.93m x 2.46m)
Double glazed window to side, eaves storage with light.

Front & Side Garden
Canopy over front door, light, lawn area, trees and shrubs, side gate to side garden with patio area.

Rear Garden
Trees, shrubs and plants, path, electric meter, outside tap.

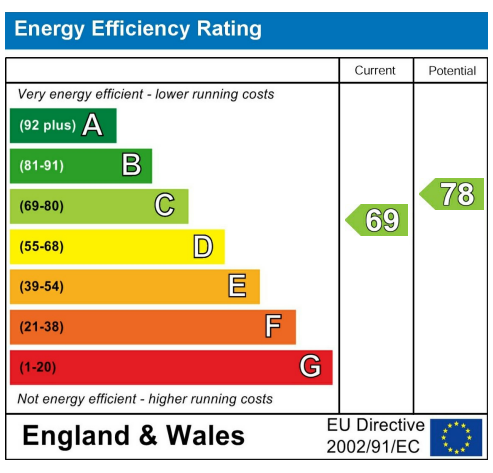
Garage
22'1 x 10' (6.73m x 3.05m)
Up and over door, two windows to side, fuse board, inspection pit, light and power.

Driveway Parking
Driveway parking in front of the garage.

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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