



37, West Street, Oldland Common Bristol,
South Gloucestershire, BS30 9QT

£400,000

Anne James Estate Agents are delighted to present this charming end-terrace property, arranged over three floors and located in the highly sought-after area of Oldland Common. Ideally positioned between the vibrant city of Bristol and the beautiful Roman city of Bath, the property also enjoys easy access to the popular Bristol and Bath Railway Path, perfect for walking and cycling. The nearby Gallagher Retail Park offers a wide range of shops, supermarkets and coffee houses, making this an exceptionally convenient location. Only upon stepping through the threshold can this wonderful home be fully appreciated. The accommodation briefly comprises: An inviting entrance vestibule, A spacious, light and airy lounge featuring a charming log burner, A bright and versatile kitchen/dining/sun room with double doors opening onto the rear garden To the first floor are two generous bedrooms. The principal bedroom benefits from a feature cast iron fireplace and access to an en suite. There is also a beautiful family bathroom, complete with a cast iron fireplace. Stairs rise to the third floor, where a loft room with Velux windows enjoys far-reaching views. Externally, the property boasts approximately 175ft rear gardens, laid mainly to lawn with shrub borders. (Please note there is a right of way for the neighbouring property through the side gate.) To the front, there is off-street parking for multiple vehicles. Offered to the market with NO ONWARD CHAIN, this attractive home is expected to generate significant interest. Viewing is highly recommended.

Vestibule

Wood entrance door with frosted glass panel inserts, cove ceiling, electric box. glass panel door leading to hallway.

Hallway

Cove ceiling, stairs leading to first floor landing, double radiator, tiled floor, doors leading to lounge and kitchen.

Lounge

14' 5" into bay x 12' 4" (4.40m x 3.75m)

Upvc double glazed bay window to front, cove ceiling and ceiling rose, fireplace with wood burner, double radiator, wood flooring.

Kitchen

12' 4" x 12' 4" (3.77m x 3.75m)

Ceiling spotlights, range of wood effect wall and base units with rolled edge work surfaces and upstands, Esse gas range style cooker, built in electric oven and ceramic hob with stainless steel splash back, stainless steel sink unit with mixer tap, freestanding fridge/freezer and dishwasher, tiled flooring, square opening to

dining room, door leading to cloakroom/utility room.

Cloakroom/Utility Room

White low level WC, pedestal wash hand basin, freestanding washing machine, tile and vinyl flooring.

Dining Room

12' 8" x 8' 0" (3.86m x 2.43m)

Glazed wood door to rear, wall mounted, double radiator, wood flooring, square opening to sun lounge.

Sun Lounge

12' 10" x 5' 8" (3.91m x 1.73m)

Upvc double glazed construction with french doors leading to rear garden, wood flooring.

First Floor Landing

Stairs leading to second floor, single radiator, doors leading to bedrooms and bathroom.





Bedroom 1

14' 9" x 11' 6" (4.50m x 3.51m)

Upvc double glazed window to front, cove ceiling, feature cast iron fireplace, double radiator, door leading to en-suite. (Partially redecorated)

En-Suite

Wood double glazed window to side, fully tiled double shower cubicle, white low level WC, basin with storage under and tiled splash back, stainless steel effect ladder radiator, vinyl flooring.



Bedroom 2

13' 0" x 9' 5" (3.95m x 2.86m)

Two wood double glazed windows to rear, double radiator.

Bathroom

9' 1" narrowing to 4' 6" x 7' 11" (2.76m x 2.41m)

Wood double glazed window, white suite comprising of low level WC, pedestal wash hand basin, bath with shower over, part tiled walls, cast iron feature fireplace, cupboard housing combination boiler, stainless steel effect ladder radiator, vinyl flooring.



Loft Room

14' 4" narrowing to 9' 9" x 10' 6" (4.37m x 3.21m)

Two Velux style windows, exposed beams, storage cupboard, electric heater.

Front Garden

Avon cobble stone drive offering parking for three cars. NOTE - There is a right of way through the side gate for the adjoining property.

Rear Gardens

Patio area, lawn area with various shrub borders. Polytunnel, greenhouse, two sheds which both have power and light supply. there is a right of way for neighbouring property.

Council Tax - South Gloucestershire C

Tenure Freehold

EPC Rating D

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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