

estate agents **auctioneers**

hollis
morgan



65 Oak Road, Bristol, BS7 8RZ

£400,000

Hollis Morgan - A classic and completely priced bay fronted period terrace with no onward chain.

- Two Double Bedrooms
- 2 Reception Rooms
- No Onward Chain
- Close to Shops, Restaurants, Cafes of Gloucester Road
- Moments from Horfield Common
- Modern finish throughout

The Property

The property is positioned on a traditional rank of Victorian homes in a sought-after suburb, placed in an ideal location between Horfield Common and Gloucester Road. Internally the current owners have instilled modern touches whilst still obtaining the original period features, this demonstrated by the warm and welcoming lounge area which fronts the property complete with fireplace and bay window. To the rear of the ground floor level sits a spacious galley style kitchen offering a practical design with a range of matching wall and base units, laminated work surfaces, stainless steel sink, gas hob and various integrated appliances while the adjoining dining room offer a practical and sociable layout with French doors providing direct access to the garden. Upstairs, there are two generously sized double bedrooms, one of which retains a beautiful original cast-iron fireplace, adding a charming period feature. The tiled family bathroom is fitted with a contemporary white suite and benefits from both a separate walk-in shower and a bath.

Outside, the property enjoys a lovely rear garden, combining a decked area with a lawn, providing an attractive space for outdoor dining, entertaining and relaxation.

Location

Horfield is understandably, one of the city’s most sought-after locations, offering a perfect balance of suburban convenience and access to open green spaces such as Horfield Common, St Andrews Park and Muller Road Recreation Ground. The nearby areas of Gloucester Road, Bishopston, Ashley Down provide an excellent range of amenities, including supermarkets, independent shops, restaurants, and pubs.

The area is also well served by a selection of highly regarded schools.

In addition, Horfield benefits from excellent transport links, making it easy to travel both into the city centre and further afield.

Other Information

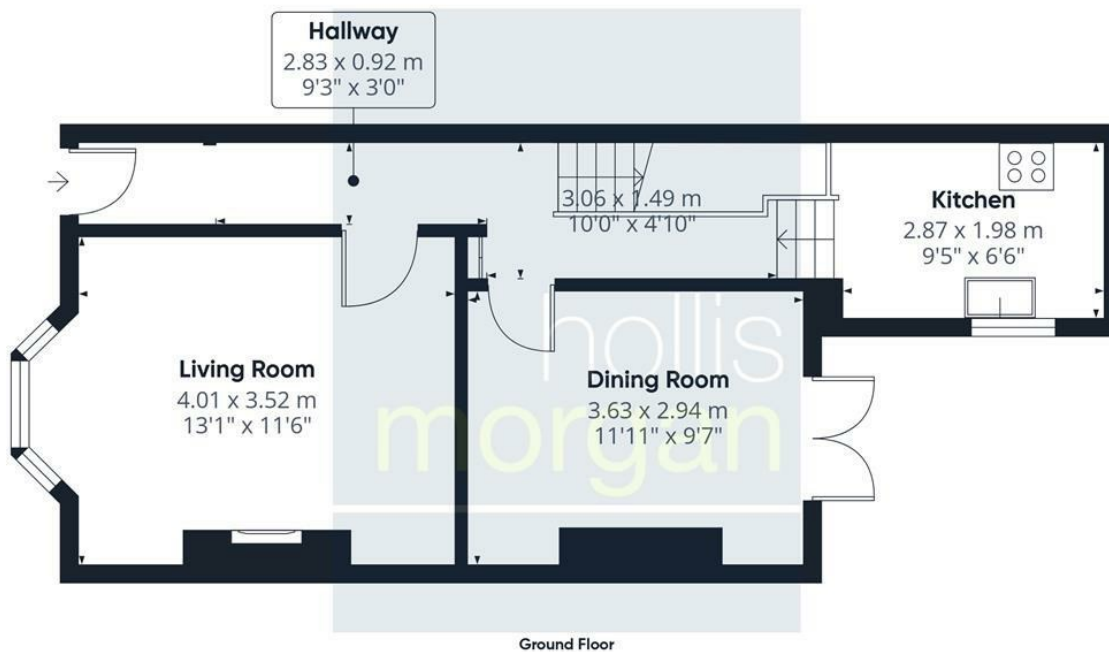
Good Leasehold: 1000 years from 25 March 1877

Council Tax Band: B

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^m

78.5 m²
846 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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Hollis Morgan Property Limited, registered in England, registered no 7275716
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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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

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