Oakhill Drive, Bedminster, Bristol, BS3 5EU

- Balance of NHBC Warranty
- Downstairs WC
- West Facing Garden
- Freehold
- Light & Airy Throughout
- Three Bedrooms & Ensuite
- Office with power
- Side Access & Parking
- Complete Chain
- Solar Panels

Asking Price £415,000

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HERE TO GET *you* THERE

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We are pleased to present for sale this superbly positioned three bedroom home sitting on the popular Oakhill Drive development. Sitting close to Marksbury Road primary school, the doctors surgery, amenities along St Johns Lane & both Victoria & Perretts park its sure to prove perfect for a young family looking for a spacious and light home, offered with a complete onward chain, outside office & solar panels.

Internally to the ground floor there is a front reception room, with floor to ceiling window. The kitchen/ diner sits at the rear and boasts french doors to the rear garden, its fitted with modern units & built in appliances, finishing off the ground floor is the WC, which is neatly tucked under the stairs. Moving upstairs there are three bedrooms, two of which will fit double beds, the larger of which offers an ensuite shower room & built in wardrobe, whilst the third bedroom is a single. Theres a three piece family bathroom whilst the landing offers an airing cupboard , built in storage and access to the loft on the landing.

Outside, the rear garden is a great size and faces west, making most of the afternoon & evening sun, theres a large patio area with the remainder being laid with lawn. The current owners have built an external office, which comes complete with power, underfloor heating & uPVC finishing, there is also side access to the front, where there is off street parking for two cars.

TENURE
Freehold

COUNCIL TAX BAND - C

EPC BAND - B - Please see below for full EPC report;
https://find-energy-certificate.service.gov.uk/energy-certificate/8402-4355-5639-2197-4283

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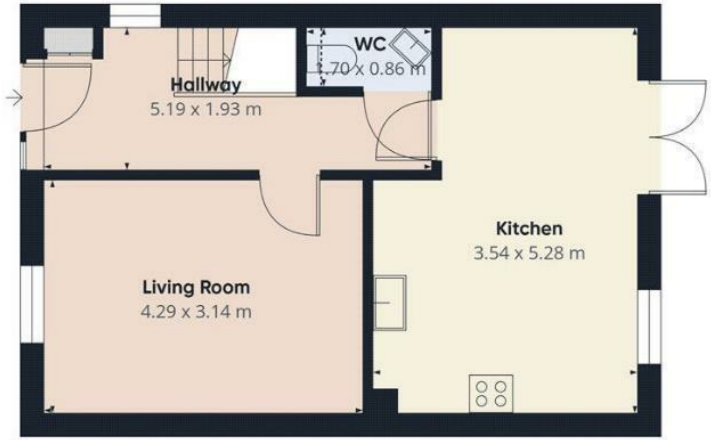
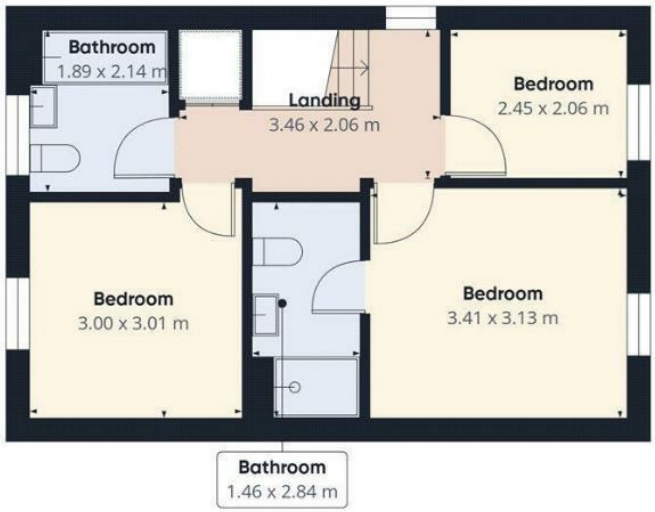
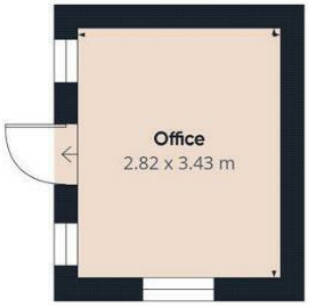


Ground Floor Building 1

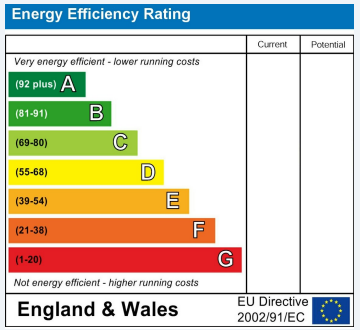




Ground Floor Building 2

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact bedminster@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The Property Ombudsman

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Tel: 0117 953 5375 Email: bedminster@hunters.com https://www.hunters.com

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