

41 NOBLE AVENUE
OLDLAND COMMON
BRISTOL
BS30 8YY
£360,000



GREGORY'S
ESTATE AGENTS

**TUCKED AWAY IN A QUIET CUL-DE-SAC,
THIS THREE-BEDROOM SEMI-DETACHED
HOME OFFERS A GREAT BALANCE OF
COMFORT, CONVENIENCE AND POTENTIAL
- MAKING IT AN IDEAL CHOICE FOR
FIRST-TIME BUYERS OR THOSE LOOKING
TO DOWNSIZE WITHOUT COMPROMISE.**

The location is perfect for everyday living, with a good selection of local shops, supermarkets and places to eat and socialise all within easy reach. There are also excellent transport links nearby, with straightforward access to the ring road connecting you to Keynsham, Bath, Bristol and the motorway network.

Step inside through the entrance porch and you'll find a useful cloakroom and a bright, welcoming living room that flows through to a sociable kitchen diner - a great space for both everyday meals and catching up with friends and family. To the rear, a lean-to sunroom provides some extra flexible space, while the side of the property benefits from a handy workshop and separate utility area.

Upstairs, there are three well-proportioned bedrooms along with a modern shower room featuring a clean white suite.

Outside, the enclosed rear garden offers a good degree of privacy and is a lovely mix of patio and lawn, complemented by established flowerbeds, trees and shrubs - ideal for relaxing or a bit of light gardening. To the front, there is a further lawn area and a driveway providing off-street parking for at least two vehicles.

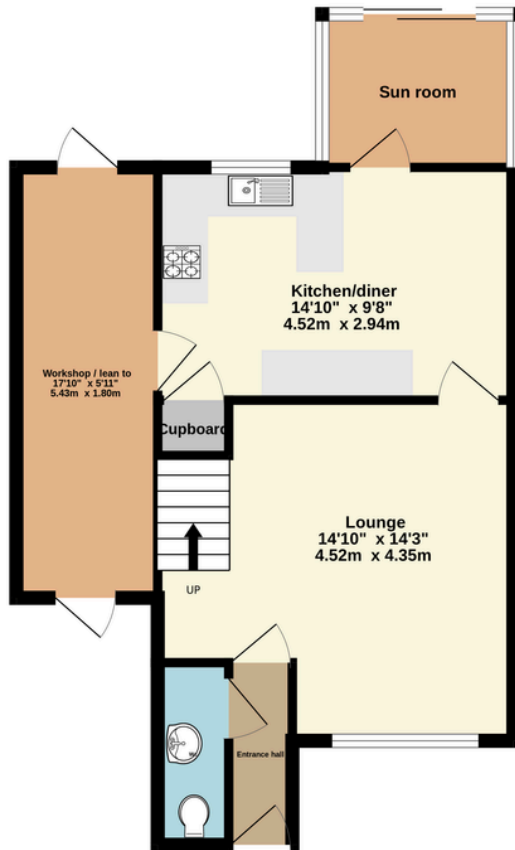
A well-located home with plenty to offer and the opportunity to make it your own.



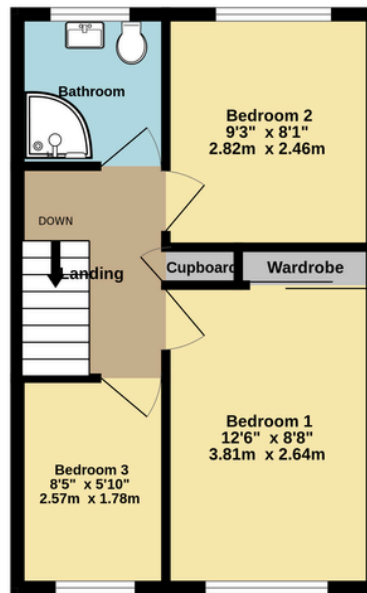




Ground Floor
534 sq.ft. (49.6 sq.m.) approx.



1st Floor
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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