DW SMITH EST 19 99

33 West Street, Oldland Common, Bristol, BS30 9QT

£325,000 Freehold



- Living room
- Dining room
- Kitchen with granite worktops
- Two double bedrooms
- Fabulous and sizeable lawned rear garden
- Gas central heating
- No onward chain



Hallway

Living Room
11'10" x 11'10" (3.62m x 3.62m)

Dining Room
12'10" x 12'2" (3.92m x 3.71m)

Kitchen
15'5" x 9'9" (4.71m x 2.98m)

Bathroom
7'7" x 4'9" (2.33m x 1.47m)

Landing

Bedroom
15'3" x 12'0" (4.66m x 3.68m)

Bedroom
12'10" x 9'6" (3.93m x 2.91m)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

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PROPERTY TYPE House - Terraced

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



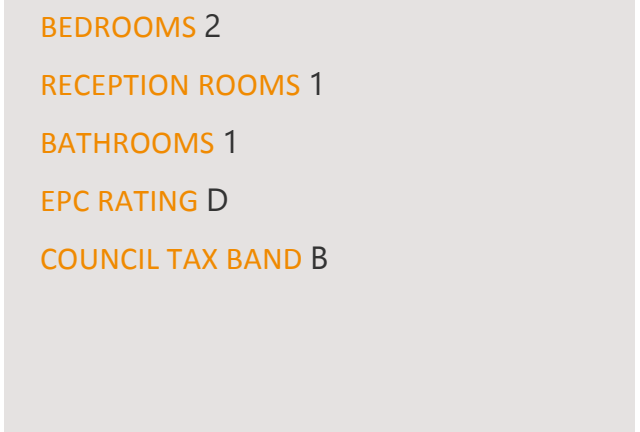


Well presented and well proportioned Victorian style home close to the centre of Oldland Common.

Entrance hallway, living room, separate dining room, kitchen with granite worktops and family bathroom.

At the first floor are two double bedrooms.

Externally, is a fabulous and sizeable lawned rear garden with patio and a range of mature trees.











the location

Set in the ever popular village of Oldland Common there are local shops, including a post office, at nearby High Street. There is excellent access to both the ring road, and the retail park at Longwell Green, with its range national retails, plus swimming pool, gym, and cinema complex. With a whole host of green space nearby, including Webbs Heath, Upton Cheyney and offering excellent access to the Georgian city of Bath. Bristol 5.6 miles Bath 7.2 miles



Offered for sale with no onward chain.

just a thought...

Behind this pleasant, yet modest exterior, lies a deceptively spacious Victorian home with fabulous garden. This is indeed a rare opportunity that should not be missed!