



SARAH CLARK
PROPERTY CONSULTANTS

35 |
OAK ROAD, BRISTOL, BS7 8RY

This delightful two bedroom house is set in a quiet residential road in a great location behind Gloucester Road.

The house benefits from two good sized reception rooms, and separate kitchen downstairs, and upstairs there are two large double bedrooms and a shower room. There is also a pretty rear garden and small front garden.

This lovely house is ripe for someone to put their own stamp on it and has the potential to be extended, subject to permissions. With an eye on reducing energy bills, the current owner has already completed insulating walls and flooring to increase the energy efficiency and to give good sound-proofing internally.

A delightful property set in a great location with the vibrant Gloucester Road being a short walk away with its mix of independent shops, restaurants, bars and cafes.

Freehold.
Council Tax Band = B
EPC = C



Features

- Two Bedroom House
- Two Reception Rooms
- Private Rear Garden
- Great Location



Lounge

10'5" x 13'8" (3.18 x 4.19)

The lovely lounge to the front of the house is bright and light and decorated with neutral tones. There is a large bay window and the room is carpeted throughout.

Dining Room

9'4" x 11'11" (2.86 x 3.64)

The Dining Room to the rear has neutral decoration and carpet. The two alcoves have useful shelving in place and there are patio doors leading out to the rear garden.

Kitchen/Breakfast Room

6'7" x 12'4" (2.02 x 3.78)

The Kitchen/Breakfast room is to the rear of the property and contains a range of wall and base units for storage, there is space for oven and hob, fridge/freezer, dishwasher and washing machine. There is room for a small table and chairs to enjoy your breakfast in the morning sun.

Bedroom One

14'1" x 12'0" (4.31 x 3.68)

This really good sized bedroom is to the front of the property and is painted in a modern colour scheme and has attractive bamboo flooring. This has been insulated so will keep out any noise from the lounge below.

Bedroom Two

9'4" x 11'11" (2.85 x 3.64)

This double room is to the rear of the property and looks out over the rear garden.

Shower Room

To the rear of the property is the shower room with shower cubicle, toilet and basin and window to rear garden.

Outside

To the front is a private paved area where the current owner has encouraged some pleasant greenery and pretty Hollyhocks to grow.

To the rear is a private paved garden with a range of mature shrubs and fruit trees.

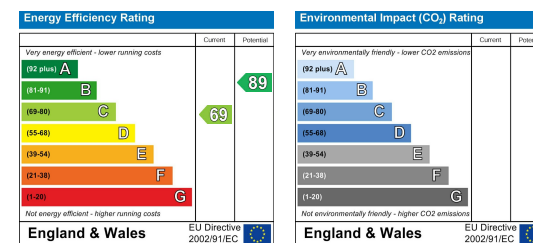


TENURE FREEHOLD



Total Area: 83.1 m² ... 895 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.