



cj HOLE
est. 1867

1 Oakwood Avenue, Bristol, BS9
4NS

£700,000

Offered with no onward chain and in a fantastic central Henleaze location is this spacious, three-bedroom, semi-detached family home.

- Council Tax Band: D
- EPC: D
- Freehold
- Two Individual Reception Room
- Quality Fitted Kitchen/Breakfast Room
- Three Family Sized Bedroom
- Bathroom & Downstairs WC
- Lawned Rear Garden
- Garage & Private Driveway
- Close To Shops & Schools
- No Onward Chain







The property is approached by a private, tarmac driveway providing off-street parking and leads to a single garage. There is a winding path leading to a UPVC, double glazed door opening to entrance porch. While the remainder of the front garden is laid lawn with flowerbeds to the borders and has an exposed brick boundary wall.

On entry you'll find a cupboard that houses the service meters and door with glazing inset that opens to the hallway. The welcoming hallway features ceiling decoration, leaded glazed windows to front, stairs ascending to the first floor and doors to the ground floor accommodation.

Boasting two individual reception rooms; living room to the front, with a bay window, coving, ceiling decoration and picture rail. The second is a generous dining room that overlooks and opens onto the garden.

There is a modern kitchen/breakfast room featuring matching units with wood effect laminate worktops, 1 & ½ stainless steel sink/drainers, has plumbing for washing machine or dishwasher and there is space for a fridge/freezer. The space is bathed in natural light from a dual-aspect outlook, including windows and doors.

Additionally, to the ground floor there is a convenient downstairs WC, a practical utility cupboard which has ample space for appliances and a wall mounted gas boiler.

Moving to the first floor you're greeted by a landing, that benefits from natural light from a window to side and provides access to the rooms.

Offering three generously sized bedrooms (two spacious double bedrooms and a smaller double bedroom). There is a three-piece, family bathroom that comprises WC, wash hand basin, panelled bath, built-in storage, heated towel rail and has access to the loft.

Outside, there is a delightful lawned rear garden which has a sociable patio adjacent to the home, fence panel boundaries, an abundance of established plants and shrubs to borders.

Conveniently located in central Henleaze, a short stroll from the amenities of the high street and under a 10-minute walk to Henleaze Infant & Junior School.



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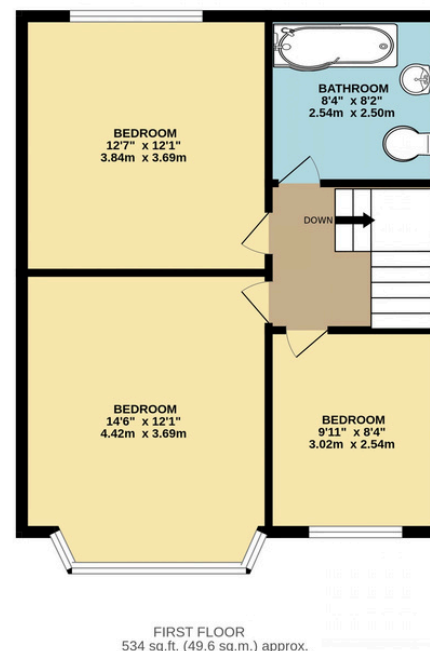
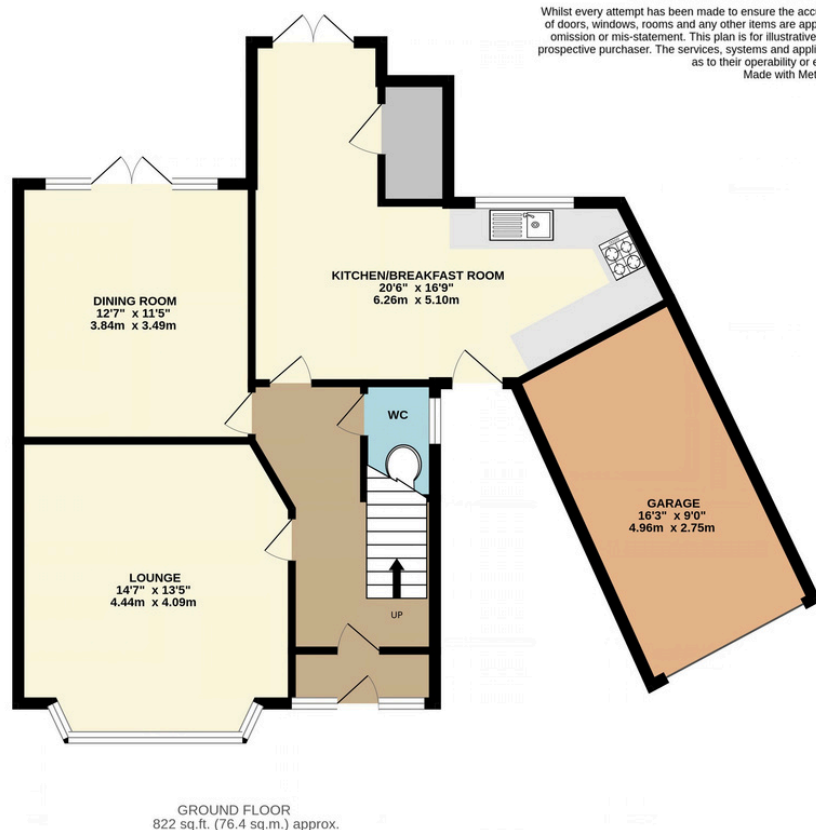
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TOTAL FLOOR AREA : 1356 sq.ft. (126.0 sq.m.) approx.

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