22 Oakhill Avenue, Bitton, Bristol, BS30 6JX

£360,000 Freehold

DW SMITH EST 19 99



- Lounge area with woodburner
- Dining area
- Kitchen
- Sun room
- Four bedrooms
- Bathroom plus separate WC
- Rear Garden
- Garage and off street parking
- Gas central heating
- No onward chain!



Approximate total area(1)
1030 ft²
95.6 m²

Balconies and terraces
327 ft²
30.4 m²

Reduced headroom
11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Entrance Porch

Living Area
13'2" x 11'0" (4.03 x 3.36)

Dining Area/Sun Room
17'2" x 8'5" (5.24 x 2.57)

Kitchen
8'4" x 10'4" (2.56 x 3.15)

First Floor Landing

Bedroom
13'3" x 9'8" (4.06 x 2.95)

Bedroom
9'11" x 9'3" (3.03 x 2.84)

Bedroom
7'8" x 10'11" (2.34 x 3.34)

Bedroom
5'8" x 9'7" (1.73 x 2.94)

Bathroom
5'7" x 6'10" (1.72 x 2.098)

WC

Garage
16'2" x 7'11" (4.95 x 2.43)

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 - Semi-Detached

BEDROOMS 4

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND C





Well proportioned four bedroom semi detached family home.

Entrance porch, lounge area, dining area opening onto kitchen and sun room.

At the first floor are four bedrooms, and a family bathroom, additional WC.

Externally, is off street parking leading to an integral garage.

To the rear is a good size garden with decked seating area running across the back of the house.

Offered for sale with no onward chain!











the location

Set in this pleasant, popular cul de sac location, in a great location offering the best of the convenience of the city, yet on the edge of the country. There is a convenience store at nearby Bitton, and local shops are a short drive at Oldland Common. The Bristol to Bath cycle path is readily accessible, and there are good local schools within walking distance. Bristol 6 miles Bath 6.5 miles



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just a thought...

Despite its modest, yet pleasant exterior, there is a deceptively spacious home offering great potential for the young or growing family. In a great location with a host of local facilities readily at hand.