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£395,000

209 High Street Oldland Common Bristol BS30 9QN

- *GRADE II LISTED COTTAGE ****
- SPACIOUS AND CHARMING ACCOMMODATION***
- *OFF STREET PARKING FOR MORE THAN ONE CAR***
- *LOUNGE * DINING ROOM * SITTING ROOM ***
- *GENEROUS ENCLOSED REAR GARDEN***
- *CHARACTER FEATURES***
- *THREE SPACIOUS BEDROOMS***
- *EARLY VIEWING ADVISED ***



Zoopa.co.uk



 PrimeLocation.com

89A BATH ROAD LONGWELL GREEN BRISTOL BS30 9DF
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The accommodation comprises more fully as follows: - (all measurements are approximate)

Entrance

The entrance to the property is through a obscure half glazed door to the entrance lobby, door into the lounge.

Lounge 12' 1" x 8' 7" max (3.68m x 2.61m)

Double glazed window to the front, feature fireplace two radiators, archway into the dining room, door into the sitting room.

Dining room 10' 4" x 8' 8" (3.14m x 2.64m)

Window to the rear, staircase to the first floor, radiator, door into the kitchen, door to rear lobby.

Sitting Room 12' 8" x 12' 1" (3.86m x 3.69m)

Double glazed window to the front, feature fireplace with gas fire, radiator, feature recess shelving.

Kitchen 12' 6" x 9' 1" (3.82m x 2.78m)

Half glazed stable door to the rear, under stair storage cupboard, range of wall and base units with tiled worktops, gas cooker, space for a washing machine, stainless steel twin sink unit and mixer tap, wall mounted 'Worcester Boiler'.

Rear Lobby

Obscure half glazed door to the rear, door into storage cupboard.

First Floor Landing

Staircase to the first floor, feature stained glass window at half landing, airing cupboard.

Bedroom One 12' 8" x 12' 2" max (3.86m x 3.72m)

Two double glazed windows to the front, radiator.

Bedroom Two 12' 7" x 10' 3" (3.83m x 3.13m)

Double glazed window to the front, radiator.

Bedroom Three 13' 0" x 8' 8" into recess (3.96m x 2.63m)

Double glazed window to the front, radiator.

Bathroom

Upvc double glazed window to the rear, radiator, pedestal wash hand basin, low level WC, panel bath with mixer tap shower attachment.

Front Garden

There is a gated and enclosed garden to the front of the property with mature flower and shrub planting and a driveway providing plenty of parking to the front. .

Rear garden

The rear garden is of a generous size it is mainly laid to lawn with mature flower shrub and tree planting. There is a decked seating area a large shingle area, a green house, a garden shed and outside WC.

Local Authority

South Gloucestershire

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

This property's current energy rating is E. It has the potential to be C.

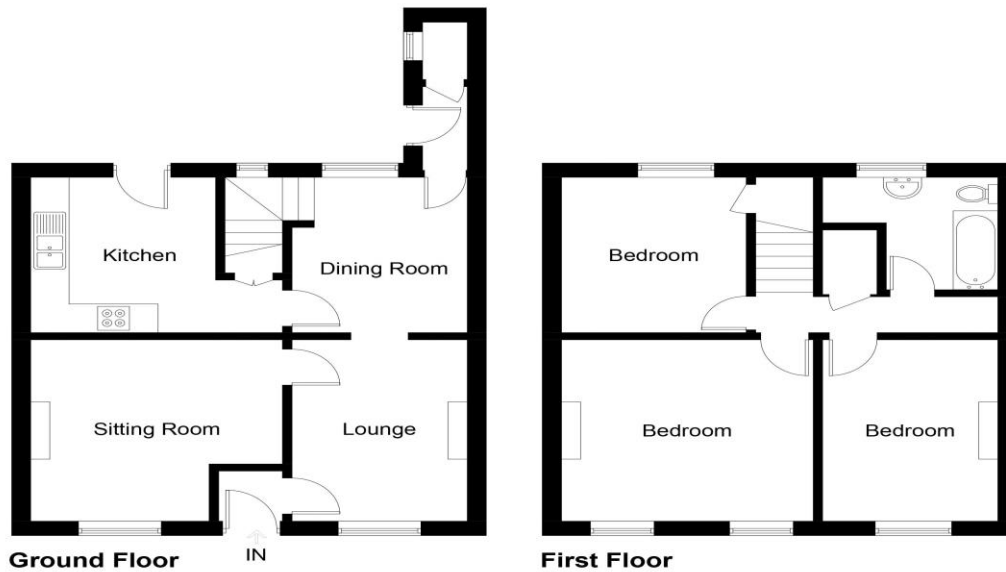
[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

209 High Street

Approximate Gross Internal Area = 101.3 sq m / 1090 sq ft



For illustrative purposes only. Not to scale. ID940413
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan Produced by EPC Provision