

191
Merlot Cottage

191, High Street, Oldland Common Bristol,
South Gloucestershire, BS30 9QG

Offers in excess of
£290,000

REDUCED FOR QUICK SALE (Vendors have identified a property they wish to purchase) SIMPLY STUNNING! CHARM, CHARACTER AND STYLE! We are delighted to offer to the market this beautifully presented and tastefully decorated character cottage. The property boasts charm and character whilst benefitting from modern touches and only by stepping over the threshold will you appreciate all that is on offer. Briefly the accommodation comprises of a lounge with exposed beams and wood burner, kitchen/dining room where the kitchen has integrated appliances and a Dual fuel 'Range' master and a spacious shower/wet room. To the first floor you will find two double bedrooms. Outside the property offers an attractive enclosed and easily maintained rear garden. Viewing of this stunning property is highly recommended.

Entrance

uPVC door leading to the entrance hallway.

Entrance Hallway

uPVC double glazed obscure window to the side, Victorian style radiator, oak flooring, vaulted ceiling, stone arch leading to the lounge.

Lounge

11' 11" x 13' 0" (3.64m x 3.97m)

uPVC double glazed sash style window to the front with window seat, inglenook fireplace with wood burner, Victorian style radiator, under stairs storage, oak flooring, oak beams, staircase to the first floor accommodation, archway leading to the kitchen/dining.

Kitchen/Dining Room

21' 4" x 11'7 narrowing to 8' 7" (6.5m x 3.52m narrowing to 2.62m)

Dining Area uPVC double glazed window to the rear, Victorian style radiator, oak flooring, step up to the kitchen area. Kitchen area : uPVC double glazed window, oak stable door leading to the rear garden, two velux style windows,

range of oak wall and base units with rolled edge worksurfaces and upstands, stainless steel sink unit with mixer over, integrated washing machine, dishwasher and fridge freezer, Dual fuel rangemaster AGA style cooker with matching extractor above, tiled flooring, radiator. Door leading to the bathroom.

Bathroom

1.55

White WC and panel wash hand basin, walk in shower with curved glass screen, tiled walls and floor, Victorian style radiator,

First Floor Landing

Stairs leading to the bedrooms.

Bedroom Two

9' 5" x 9' 1" (2.86m x 2.76m)

uPVC sash style window, fire grate, Victorian style radiator.





Bedroom One

10' 0" x 9' 11" (3.04m x 3.02m) into wardrobes uPVC double glazed sash style window to the front, Victorian style radiator, built in wardrobes, cupboard housing combination boiler, exposed stone wall.

Outside

Front : Laid to patio. Rear : Laid to patio with shrub border, garden shed with power and light supply, outside tap and power. Door leading to the front, log store.



Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax Band

Band C

EPC Rating

Rating E



For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details 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.

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