

8 NORTH STREET
OLDLAND COMMON
BRISTOL
BS30 8TU
£335,000



GREGORYS
ESTATE AGENTS

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, CAN BE FOUND THIS DELIGHTFUL, SEMI DETACHED PROPERTY, POSITIONED WITHIN THE EVER POPULAR OLDLAND COMMON.

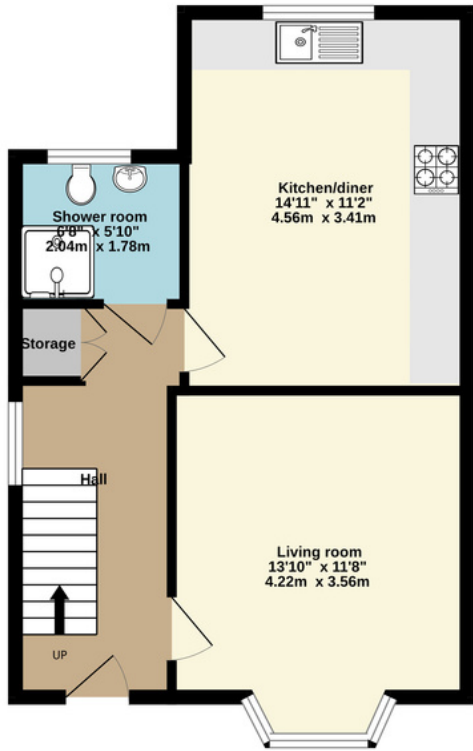
This period home benefits a sizeable plot with a driveway providing off street parking to the front aspect and a large, south facing garden to the rear. Internally the ground floor accommodation has been extended over the years and now boasts a wonderful kitchen, with ample room for a dining table with views and direct access to the rear garden. In addition to the kitchen / diner and bay fronted lounge can be found overlooking the front aspect. Completing the ground floor a downstairs bathroom, currently presented as a wet room.

To the first floor can be found three bedrooms, all of which are generously proportioned with the principle bedroom, a full width room complete with fitted cupboards. The property is double glazed and gas central heated. Although in need of cosmetic improvements, this is a wonderful opportunity for any buyer to purchase this loved family home, personalise to choice and enjoy for many years to come.

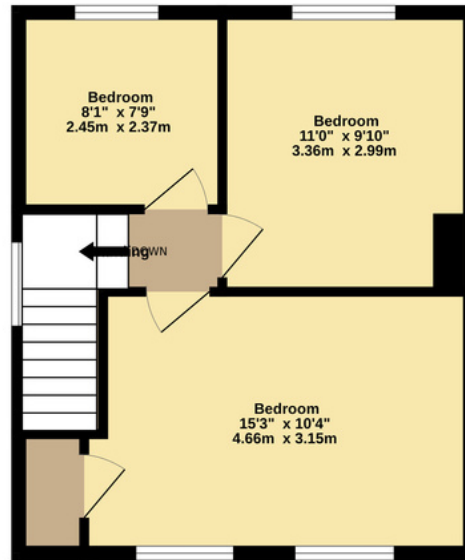




Ground Floor
454 sq.ft. (42.2 sq.m.) approx.



1st Floor
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 832 sq.ft. (77.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

8 North Street
Oldland Common
BRISTOL
BS30 8TU

Energy rating

D

Valid until: 30 January 2034

Certificate number: 0634-4329-6300-0570-4272

Property type: Semi-detached house
Total floor area: 78 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>)

Energy rating and score

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

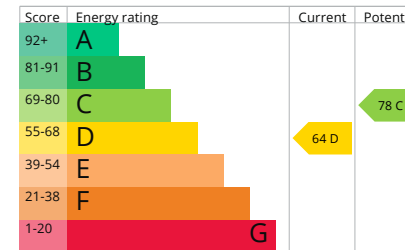
[See how to improve this property's energy efficiency.](#)

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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