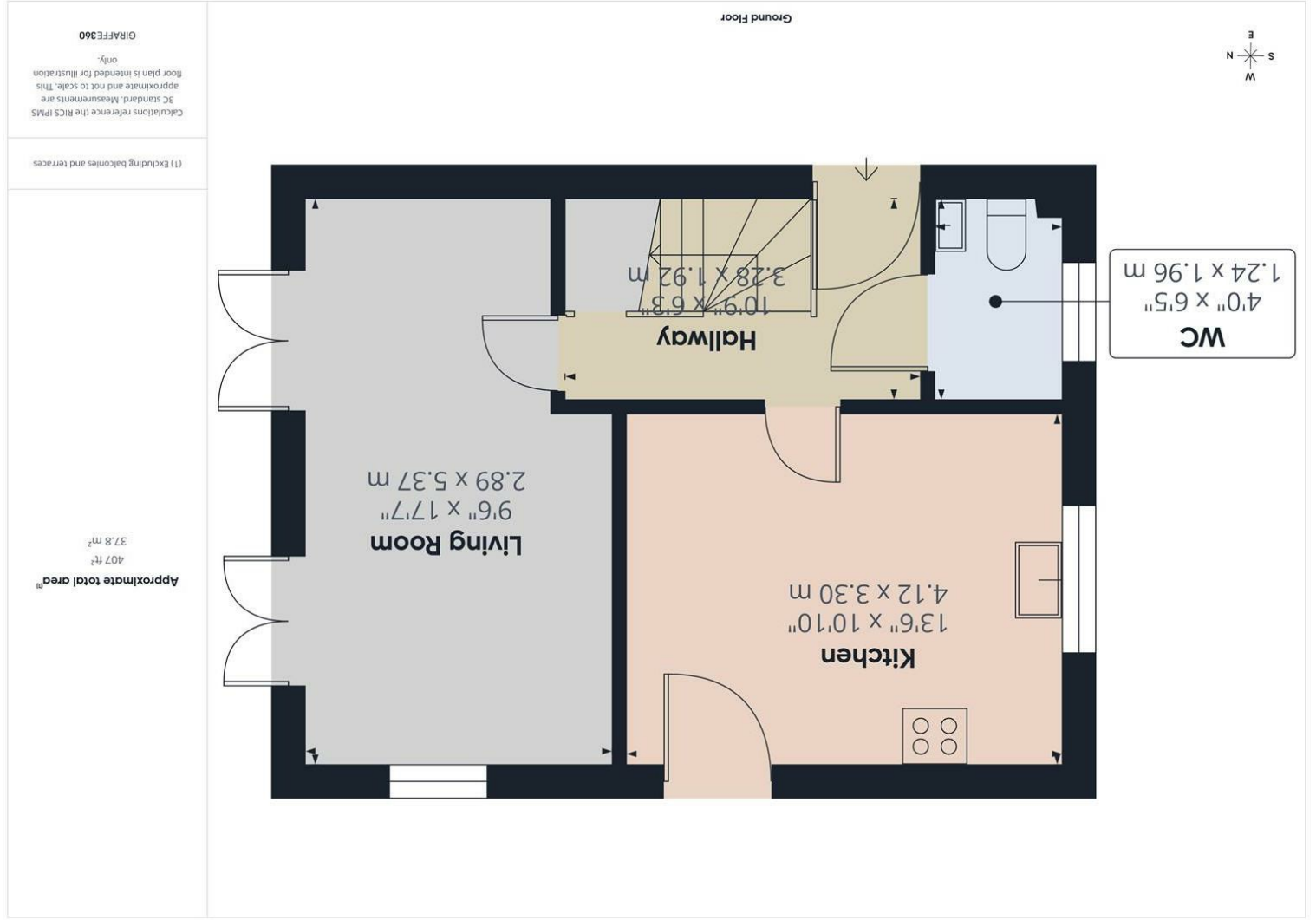


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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.

- Ground Floor Hallway 10'9" x 6'3" (3.28 x 1.92)
- Ground Floor WC 4'0" x 6'5" (1.24 x 1.96)
- Kitchen 13'6" x 10'9" (4.12 x 3.30)
- Living Room 9'5" x 17'7" (2.89 x 5.37)
- Upstairs Hallway 7'3" x 5'8" (2.23 x 1.74)
- Bedroom 12'5" x 7'6" (3.80 x 2.29)
- En Suite 5'1" x 4'5" (1.57 x 1.35)
- Bedroom 10'6" x 8'9" (3.21 x 2.67)
- Bedroom 7'7" x 8'4" (2.32 x 2.56)



44 School Road, Oldland Common, Bristol, BS30 6PJ  
**£1,750 Per Month**

PROPERTY TYPE House - Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND D



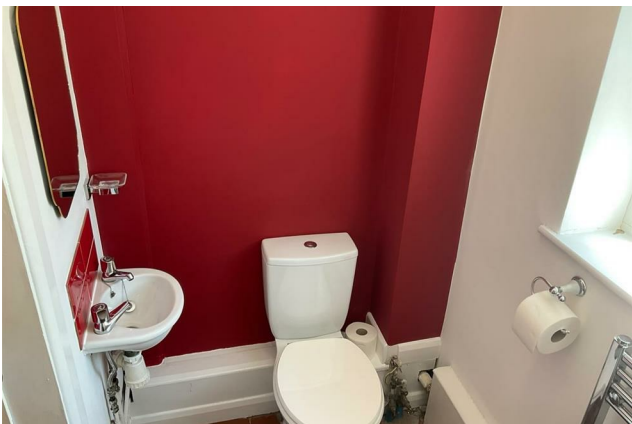
Coming to the market is this three bed detached cottage located within walking distance to two primary schools.

On the ground floor you will find a WC, kitchen and living area with doors opening to a large a garden area.

On the first floor you will find 3 bedrooms, one with an ensuite and the family bathroom.

The property further benefits from two outdoor taps, good sized low maintenance garden and space for two cars to park.

EPC D, council tax band D, Available end of July. Viewings highly advised.



the location

what the owners will miss

just a thought...