20 Westland Avenue, Oldland Common, Bristol, BS30 9SH

£325,000 Freehold

DW SMITH EST 19 99



- Semi-detached family home
- Spacious living room
- Kitchen with dining area
- Downstairs WC
- Three bedrooms
- Family Bathroom
- Enclosed rear garden
- Off street Parking



Hallway

Living Room
12'9" x 11'2" (3.90m x 3.42m)

Kitchen/Dining Room
19'1" x 9'5" (5.82m x 2.89m)

Store
13'0" x 8'11" (3.98m x 2.73m)

WC
4'5" x 3'10" (1.37m x 1.18m)

Garage
16'0" x 9'1" (4.90m x 2.79m)

Landing

Bedroom
11'1" x 11'2" (3.38m x 3.42m)

Bedroom
10'10" x 9'4" (3.32m x 2.85m)

Bedroom
8'2" x 7'10" (2.49m x 2.39m)

Bathroom
7'9" x 5'5" (2.38m x 1.67m)

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 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING E

COUNCIL TAX BAND C



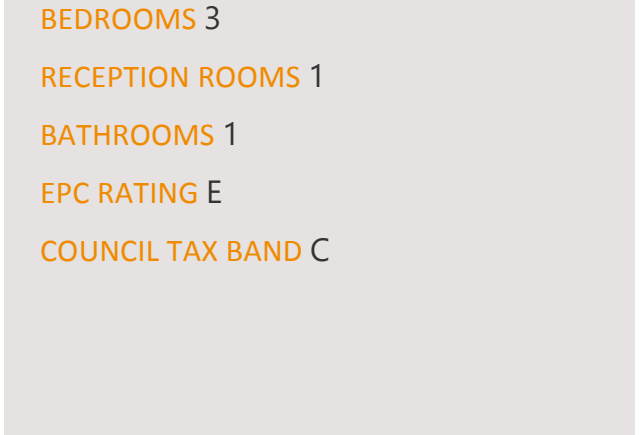


Well proportioned semi detached family home.

Entrance hallway, living room, dining area, kitchen area, storage area and downstairs wc, plus garage.

At the first floor are three bedrooms and a family bathroom.

Externally, there is off street parking, with a pleasant, enclosed rear garden with patio and lawned areas, with a range of mature trees and shrubs.









the location

Set in the ever popular district of Oldand Common, there are local shops at nearby Westcourt Drive and the high street. Set on the edge of the countryside, with a range of green walks nearby, the Avon ring road, M4/M5 motorway networks and the retail park at Longwell Green are all within a short drive. There are also junior and senior schools nearby.



Offered for sale with no onward chain!



just a thought...

Although requiring modernisation and updating this generously proportioned three bedroom semi, will make an ideal young family home. Off street parking and garage, and fabulous rear garden, this is an ideal opportunity for those wishing to make their own mark on a home.