



**Oxbarton,  
Bristol, BS34 8RP**

**PRICE: £425,000**

## Property Features

- Detached Home
- Three Bedrooms
- Cloakroom
- Garage & Parking
- Beautifully Presented
- No Onward Chain
- Gas Central Heating
- Conservatory



## Full Description

### Hallway

UPVC door to entrance hallway with stairs rising to 1st floor landing, under stairs storage cupboard, radiator and doors to;

### Living Room

Double glazed window to front, double glazed patio door to rear conservatory, marble effect fireplace with gas fire and two radiators.

### Dining Room

Double glazed window to front and radiator.

### Kitchen

Double glazed obscure door to rear garden, double glazed window to rear. A range of wall and base unit with work surface over, integrated double oven, integrated washing machine, integrated undercounter fridge and integrated undercounter freezer. Gas hob with extractor and glass splashback, one and a half bowl sink with mixer tap and drainer. Radiator.

### Cloak Room

Double glazed obscure window to rear, vanity low-level WC, vanity hand wash basin with mixer tap and tiled splashback, radiator and wall maintained Worcester Bosch combination boiler.

### Landing

Double glazed window to rear, storage cupboard and doors to;

### Principle Bedroom

Double glazed windows to front, radiator, a range of fitted storage including hanging and shelving, fitted bedside cabinets and chest of drawers.



**Bedroom 2**

Double glazed window to front, radiator, a range fitting storage including hanging and shelving space and dressing table. Radiator.

**Bedroom 3**

Double glazed window to rear, radiator, fitted storage including hanging and shelving space.

**Bathroom**

Double glazed obscure window to rear, vanity low-level WC, vanity hand wash basin with mixer tap. Panelled bath with mixer tap and shower attachment. fully tiled walls and radiator.

**Rear Garden**

Good size rear garden, enclosed by walling, side access, mainly laid to lawn, decorative stone and patio with mature shrubs.

**Frontage**

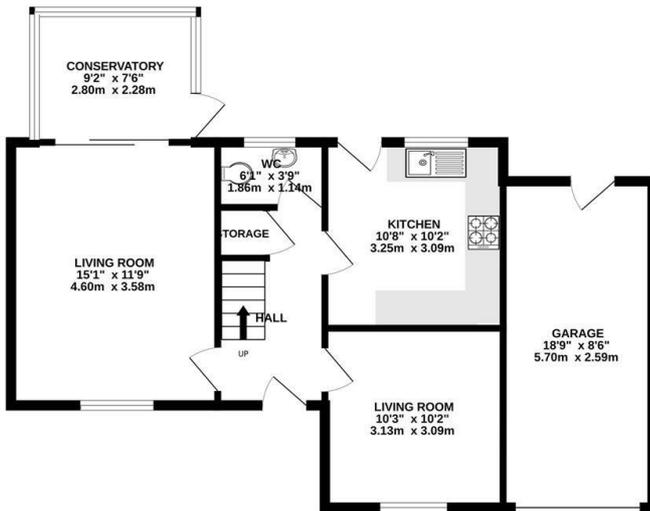
Imprinted concrete driveway with off street parking for two vehicles, mainly laid to lawn, gravel surrounded by low level hedging.



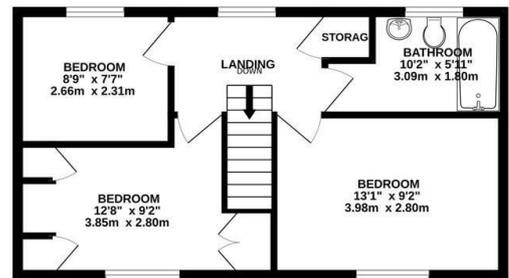
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
710 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements