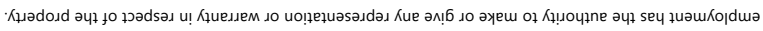


AREA MAP



Energy Efficiency Rating																									
Potential																									
Current	<p>The chart displays energy efficiency ratings from A to G. The 'Potential' column shows a green arrow pointing right with the number 81. The 'Current' column shows a yellow arrow pointing right with the number 61. To the right of these arrows is a horizontal bar chart with seven bars representing ratings A through G. Bar A is dark green (92 plus), B is medium green (81-91), C is light green (69-80), D is yellow (55-68), E is orange-yellow (39-54), F is orange (21-38), and G is red (1-20). Labels at the top indicate 'Very energy efficient - lower running costs' for A-D and 'Not energy efficient - higher running costs' for E-G.</p> <table border="1"> <caption>Energy Efficiency Rating Data</caption> <thead> <tr> <th>Rating</th> <th>Running Costs Range</th> <th>Efficiency Level</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>(92 plus)</td> <td>Very energy efficient - lower running costs</td> </tr> <tr> <td>B</td> <td>(81-91)</td> <td>Very energy efficient - lower running costs</td> </tr> <tr> <td>C</td> <td>(69-80)</td> <td>Very energy efficient - lower running costs</td> </tr> <tr> <td>D</td> <td>(55-68)</td> <td>Very energy efficient - lower running costs</td> </tr> <tr> <td>E</td> <td>(39-54)</td> <td>Not energy efficient - higher running costs</td> </tr> <tr> <td>F</td> <td>(21-38)</td> <td>Not energy efficient - higher running costs</td> </tr> <tr> <td>G</td> <td>(1-20)</td> <td>Not energy efficient - higher running costs</td> </tr> </tbody> </table>	Rating	Running Costs Range	Efficiency Level	A	(92 plus)	Very energy efficient - lower running costs	B	(81-91)	Very energy efficient - lower running costs	C	(69-80)	Very energy efficient - lower running costs	D	(55-68)	Very energy efficient - lower running costs	E	(39-54)	Not energy efficient - higher running costs	F	(21-38)	Not energy efficient - higher running costs	G	(1-20)	Not energy efficient - higher running costs
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EU Directive 2002/91/EC																									



OAKDALE ROAD

DOWNEND, BRISTOL, BS16 6EG

ASKING PRICE £495,000



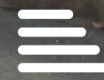
3



1



2



D



Ground Floor

Storm Porch

Entrance Hall

Sitting Room

12'10" x 12'1"

Dining Room

12'4" x 10'9"

Kitchen

16'11" max x 7'11" max

Garden Room

13'3" x 7'9"

WC

First Floor

Landing

Bedroom One

12'10" x 10'9"

Bedroom Two

12'4" x 10'9"

Bedroom Three

9'9" x 7'3"

Shower Room

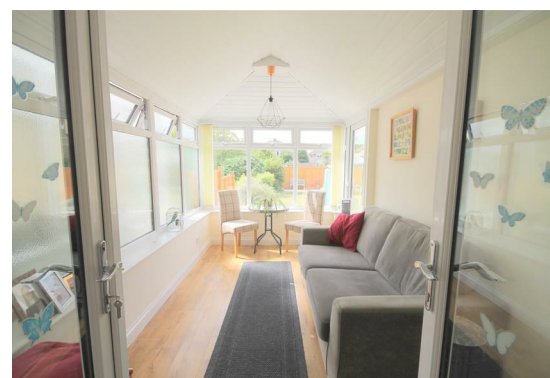
7'0" x 5'5"

External

Front Garden

Garage and Off Street Parking

Rear Garden



M Coleman Estate Agents are delighted to present this attractive three bedroom semi-detached residence, enviably positioned on one of Bromley Heath's most sought-after roads. Thoughtfully modernised, the property offers well-balanced accommodation perfectly suited to the needs of contemporary family living.

A welcoming entrance hall provides access to all principal rooms on the ground floor. The sitting room enjoys a splay bay window flooding the space with natural light, complemented by a feature fireplace that creates a warm and inviting atmosphere. Undoubtedly the heart of the home is the open-plan kitchen/dining/family room; a wonderfully social space featuring patio doors to a conservatory with an insulated roof. The Shaker-style kitchen combines classic design with modern touches, offering ample storage alongside a range of integrated appliances including a double oven, hob and extractor, with space for further white goods. A handy two piece cloakroom completes the ground floor.

To the first floor are three well-proportioned bedrooms, with bedrooms one and two benefitting from fitted wardrobes. A stylish family bathroom completes the accommodation, fully tiled with a modern suite incorporating a vanity unit and mains shower enclosure.

Externally, the frontage provides off-street parking via a block-paved drive leading to a single garage with power and light. The fully enclosed rear garden is an ideal family retreat, featuring a generous patio, canopy seating area and level lawn offering a secure space for children to play.

The property is within easy reach of the highly regarded Bromley Heath Infant and Junior Schools, both rated Outstanding by Ofsted, while the vibrant centre of Downend provides a wide range of shops, cafes and restaurants.

