



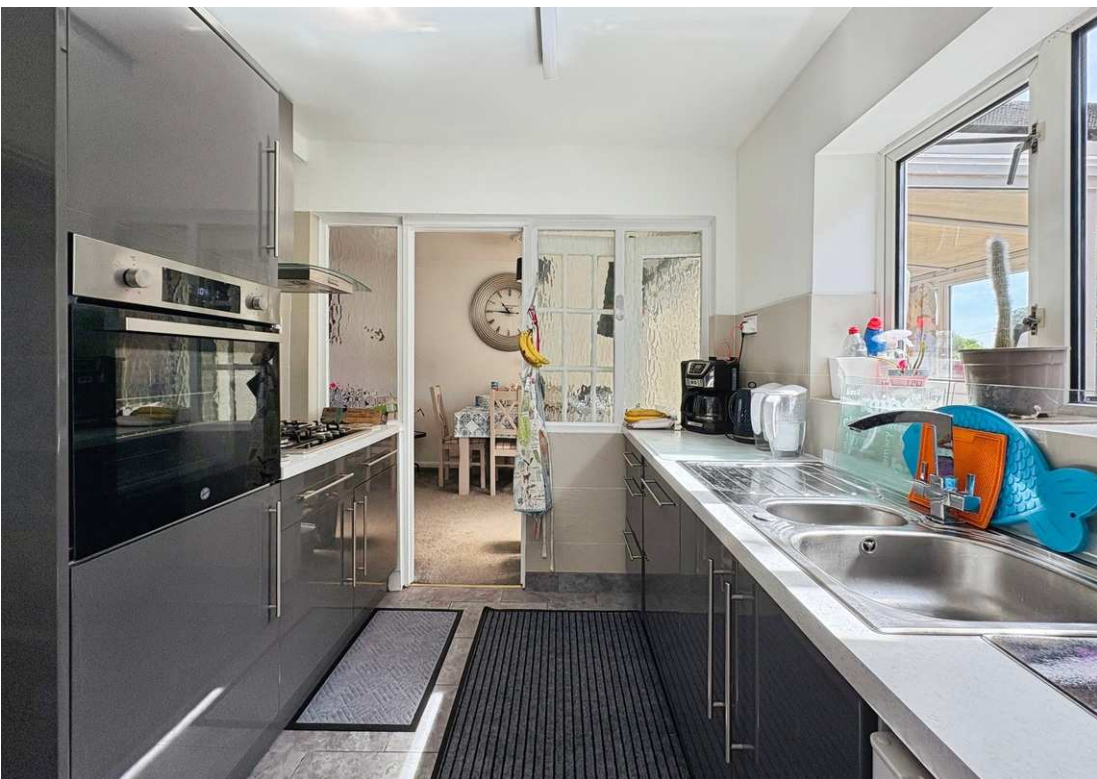
Orchard Boulevard, BS30 9PT
03334041188 option 3

Asking Price £425,000
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Freehold
www.moving-you.co.uk









Orchard Boulevard, Oldland Common, Bristol, BS30 9PT

This lovely four-bedroom semi-detached home located within a pleasant cul-de-sac at Oldland Common. This super family house offers flexible living space in a convenient and family-friendly setting.

Inside, the property features three reception rooms, giving you plenty of options for living, dining and work space. The living room room enjoys large windows and an open-plan layout into the dining area, creating a bright, sociable area. The third reception with its own W.C can also be used as an additional ground floor bedroom, making it ideal for growing families or multi generational living.

There is a modern style kitchen plus a useful utility room, helping to keep household chores neatly organised. A sun room/conservatory completes the ground floor and enjoys views of the oriental style rear garden.

Upstairs, the sizeable master bedroom benefits from built-in wardrobes, providing valuable storage. With three further bedrooms and a three piece shower room adds to the family-friendly accommodation.

Oldland Common is known for its access to nearby schools and pleasant walking routes, including local green spaces and paths towards the surrounding South Gloucestershire countryside. The area offers a good balance of village-style amenities and access to nearby high streets in Longwell Green and Keynsham, where you'll find shops, cafés and everyday services.

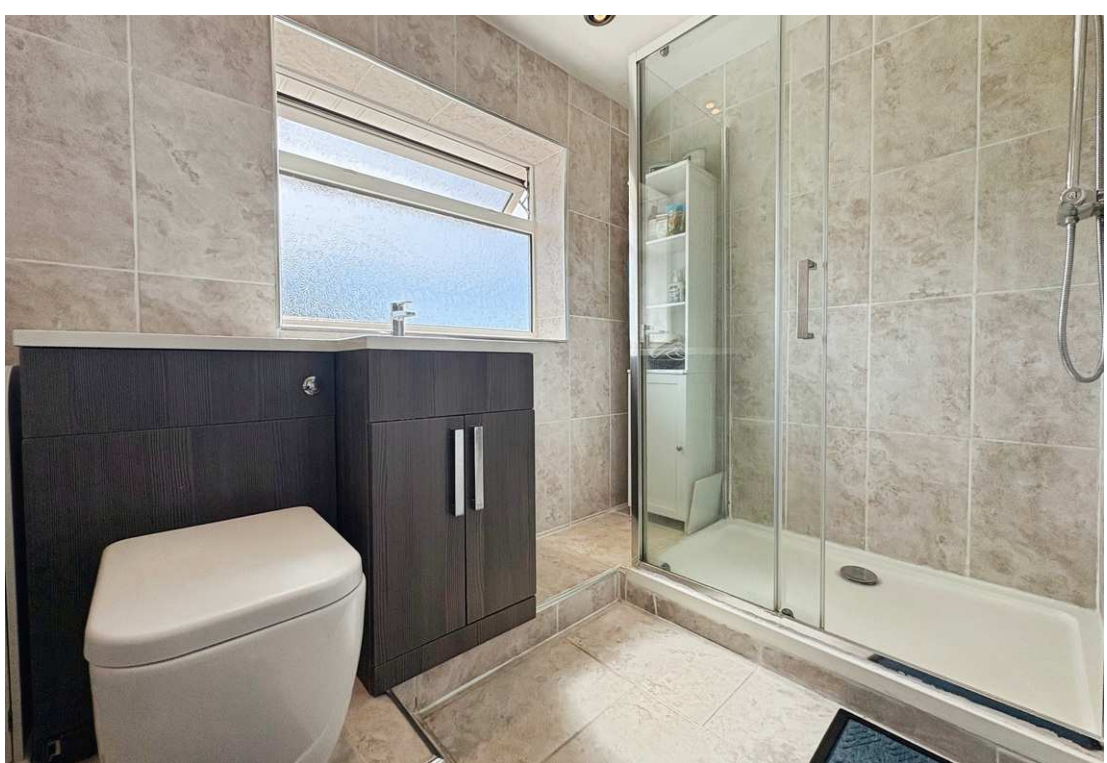
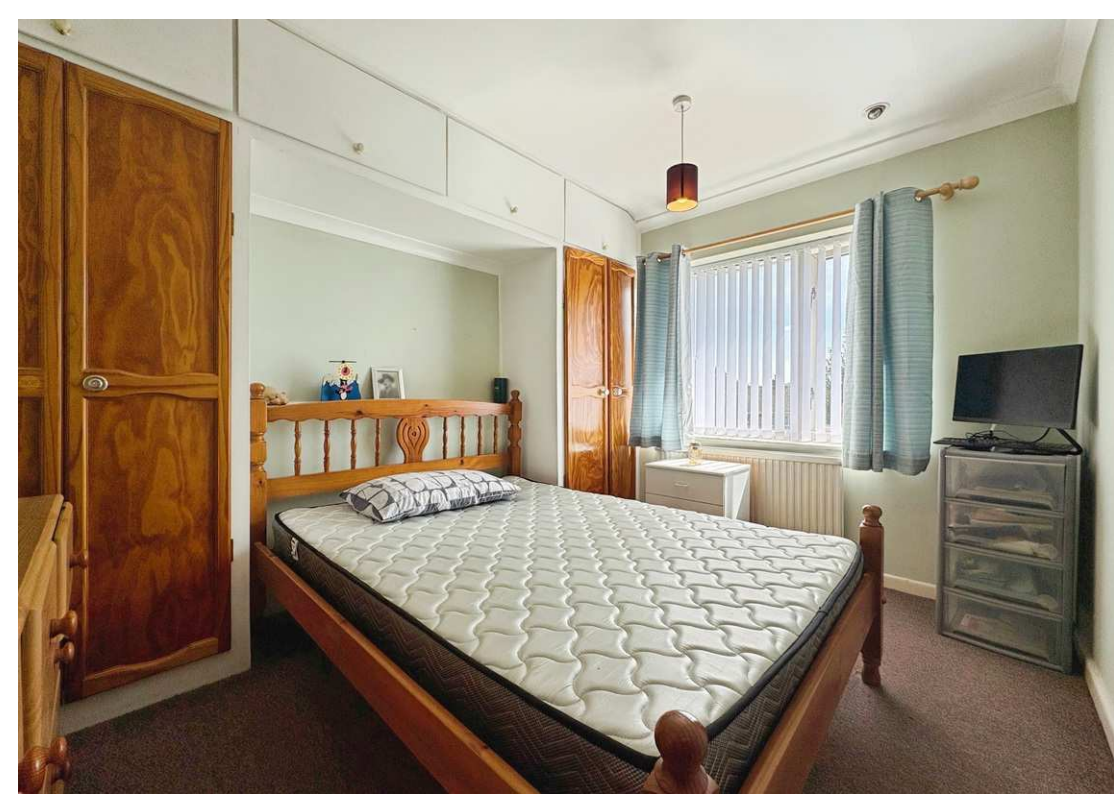
For transport, Keynsham railway station is within easy reach by car or bus, offering services to Bristol Temple Meads in around 10–15 minutes and Bath Spa in a similar time, making commuting and leisure trips straightforward. Road links via the A4174 ring road connect well to central Bristol and Bath, as well as the wider motorway network.

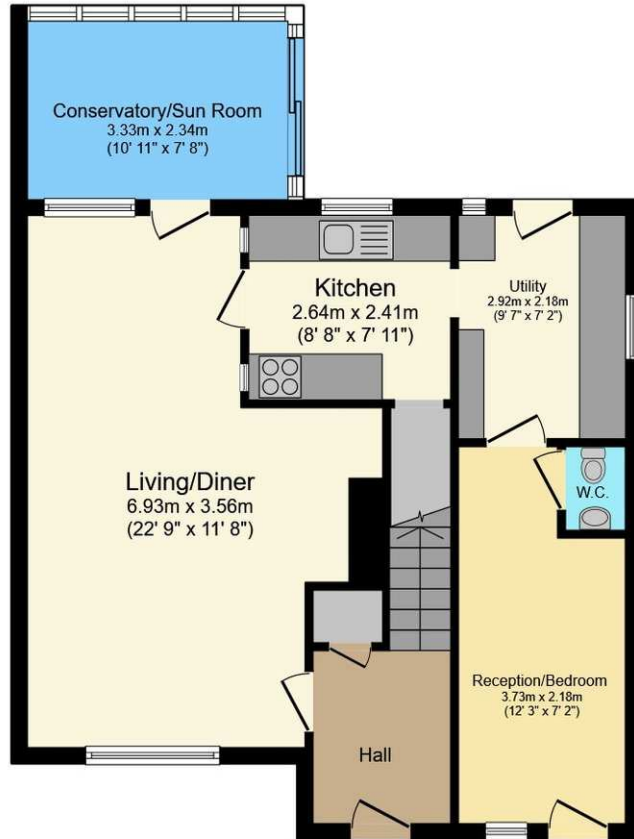
Council Tax Band D

*The land is subject to a perpetual yearly rent charge of £10.0.0 created by a Transfer dated 26 July 1962 made between (1) John Knox (Bristol) Limited and (2) David Tiley and Janet Mary Tiley.

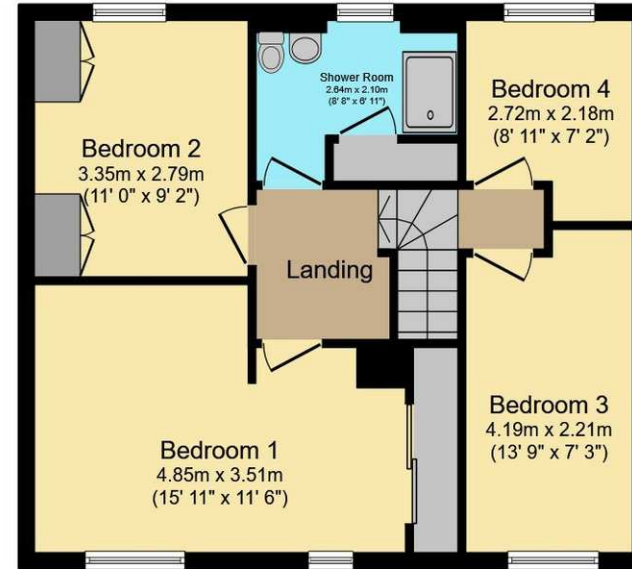








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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