

**FOR SALE**

**Polski Cottage, 22 Castle Road, Oldland Common, Bristol, BS30  
9SZ**

**Offers in excess of £500,000**



## **DESCRIPTION**

Seymour & Co (Bristol) Ltd, are delighted to be able to market this lovely four bedroom family home located in Oldland Common with views to the open countryside to the rear. There are plenty of amenities nearby including shops and schools.

The ground floor accommodation comprises; entrance hall, spacious lounge with dual aspect with French doors to the rear garden, double doors opening to dining room with bay window looking onto garden, fully fitted kitchen, downstairs cloak room & lean to / utility with access to the garage.

To the first floor there are four bedrooms and a good size family bathroom, the master bedroom has an en-suite shower room and is connected to the fourth bedroom via a set of double doors making it ideal to use as a dressing room or nursery.

To the rear there is a good size garden with large patio area and a separate lawn. The garage has a connection to the lean to / utility which in turn leads out into the rear garden.

To the front of the property there is off street parking for one car.

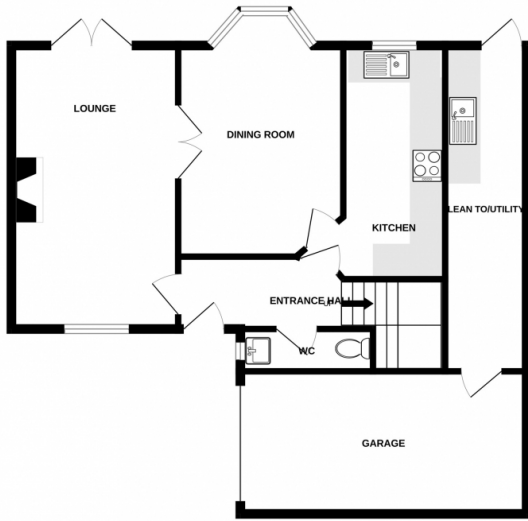
This property also benefits from having no onward chain.

South Gloucester Council - Tax Band E

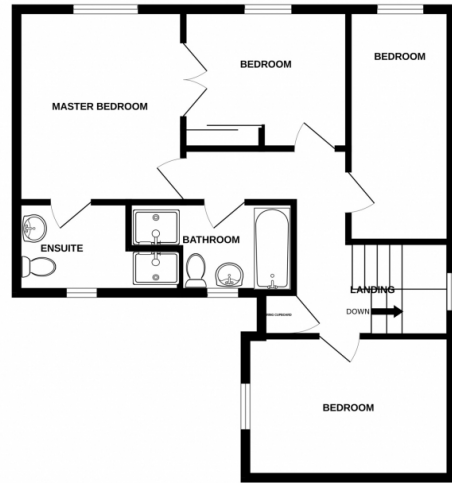
The vendor of this property is a relation of an employee of Seymour & Co (Bristol) Ltd



GROUND FLOOR  
749 sq.ft. (69.6 sq.m.) approx.



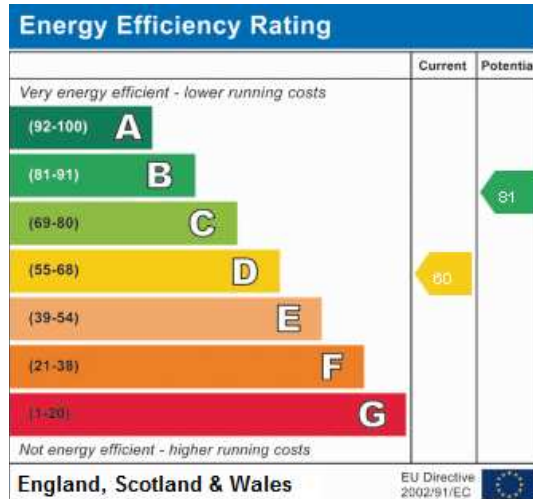
1ST FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



DETACHED HOUSE

TOTAL FLOOR AREA: 1350 sq.ft. (125.5 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.  
Made with Metropix 62023



For more information please contact **Seymour & CO**  
51A High Street, Hanham, BRISTOL, BS15 3DQ  
Tel: 0117 9475555 Email: [info@seymouronline.co.uk](mailto:info@seymouronline.co.uk)

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.