



2 Avondale Court, Long Beach Road, Bristol,
South Gloucestershire, BS30 9FB

£210,000

Anne James Estate Agents are pleased to offer for sale this retirement two bedroom house, within a popular area of Longwell Green. The accommodation comprises to the ground floor of lounge, kitchen, rear lobby and cloakroom and to the first floor are two bedrooms and a bathroom. The property has pull cords in all rooms. To the outside of the property are communal gardens.

Entrance

uPVC double glazed front door leading to the entrance hallway.

Entrance Hallway

Door leading to the lounge.

Lounge

12' 7" x 14' 6" (3.83m x 4.41m)

uPVC double glazed window to the front, electric storage heater, TV aerial point, stair case to the first floor accommodation, double glazed doors leading to the kitchen.

Kitchen

9' 9" x 6' 9" (2.97m x 2.05m)

uPVC double glazed window, range of wood wall and base units with rolled edge worksurfaces, tiled splashbacks, stainless steel sink unit, built in electric oven and electric hob with extractor over, vinyl flooring, door leading to the rear lobby.

Rear Lobby

uPVC half double glazed door leading to the rear, electric storage heater, vinyl flooring, opening to cloakroom.

Cloakroom

4' 5" x 4' 10" (To cupboard) (1.34m x 1.48m)

uPVC double glazed window, low level WC, pedestal wash hand basin, storage cupboard, fully tiled walls, vinyl flooring.

Landing

uPVC double glazed window to the side, access to the loft, cupboard housing hot water tank, doors leading to the bedrooms and bathroom.

Bathroom

7' 3" x 4' 11" (2.22m x 1.50m)

Bathroom suite comprising of single panel bath with electric shower over, low level WC, pedestal wash hand basin, fully tiled walls, wall heater, vinyl flooring.

Bedroom One

13' 9" x 8' 8" (4.19m x 2.64m)

uPVC double glazed window to the front, range of fitted wardrobes with overhead storage, set of drawers, electric storage heater.





Bedroom Two

7' 8" x 6' 7" (2.34m x 2.01m)

uPVC double glazed window to the front, built in wardrobe and over bed storage.



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Bristol