



184a, Bath Road, Longwell Green, Bristol,  
South Gloucestershire, BS30 9DB

£600,000

Anne James Estate Agents are pleased to offer to the market this five-bedroom detached dormer bungalow set in generous gardens and located in the heart of Longwell Green. The property is in need of updating but offers spacious accommodation which could be of interest to a buyer looking for a potential development opportunity or extension (subject to planning permissions). Briefly the accommodation comprises of entrance hall, lounge, kitchen/dining room, cloakroom and two bedrooms to the ground floor. Upstairs there are three further bedrooms and a generous bathroom. Further benefits include a generous garden, garage and driveway. The property is offered for sale with no onward chain and sure to create a lot of interest, early viewing is advised.

### Entrance

The entrance to the property is through an obscure glazed door with matching side panels to the hallway.

### Entrance Hallway

Staircase to the first floor, door into the dining room, doors into the kitchen, dining room, lounge, cloakroom and bedrooms three and four

### Lounge

15' 11" x 13' 0" (4.85m x 3.97m)

Upvc double glazed window to the front, radiator, TV point, feature stone fireplace, Upvc double glazed obscure window to the side.

### Dining Room

12' 2" x 10' 5" (3.71m x 3.17m)

Upvc double glazed window to the front, and side, radiator, opening into the kitchen.

### Kitchen

10' 11" x 9' 6" (3.34m x 2.90m)

Window to the rear, Obscure glazed door to the side, range of wall and base units with rolled edge work surfaces, laminate flooring, two radiators.

### Bedroom One

11' 10" x 10' 11" (3.61m x 3.34m)

Upvc double glazed window to the rear, radiator, built in wardrobe.

### Bedroom Five

8' 3" x 7' 8" (2.51m x 2.33m)

Upvc double glazed window to the rear, radiator, laminate flooring

### Cloakroom

Window to the rear, low level WC, wall mounted wash hand basin.

### First Floor Landing

Access to eaves storage, door into cupboard housing gas boiler, door into large eaves storage cupboard, doors into Bedrooms two, three and four and family bathroom.





### **Bedroom Two**

13' 1" x 12' 6" (4.00m x 3.80m)

Upvc double glazed window to the front, radiator , fitted wardrobe.

### **Bedroom three**

12' 10" x 7' 11" (3.92m x 2.41m)

Two Upvc double glazed windows to the rear, radiator, fitted wardrobe.

### **Bedroom Four**

8' 4" x 7' 11" (2.55m x 2.41m)

Upvc double glazed window ton the rear, radiator.



### **Family Bathroom**

Upvc double glazed obscure window to the front, vanity unit with inset wash hand basin, panel bath, double shower cubicle with electric shower, heated towel rail.

### **Exterior**

The property sits in large, enclosed gardens which are mainly laid to lawn with mature flower, shrub and tree borders. There is a driveway providing off street parking for several cars, a outhouse, garden shed and green house and summer-house.



### **Garage**

There is an attached garage located to the side of the property.

**Tenure** Freehold

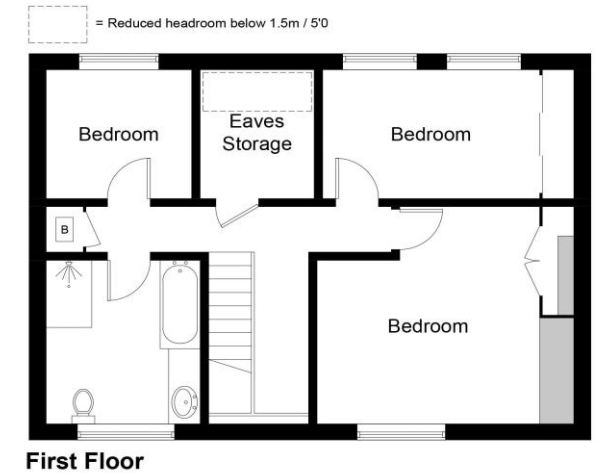
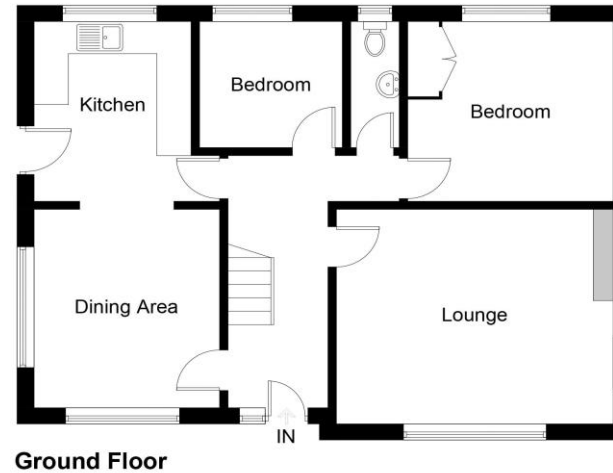
**Local Authority** South Gloucestershire

**Council Tax Band** D

## 184A, Bath Road

Approximate Gross Internal Area = 135.8 sq m / 1462 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only. Not to scale. ID1054693  
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
 Floor Plan Produced by EPC Provision

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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Bristol