



17, Penngrove, Bristol, South
Gloucestershire, BS30 9UQ

Offers in excess of
£300,000

Anne James is pleased to offer to the market this semi detached bungalow within a cul de sac position within the heart of Longwell Green. The bungalow benefits from lounge/dining room, modern extended kitchen, one double bedroom and a wet room. The bungalow stands in well presented gardens with a detached garage and additional parking to the front and side of the property.

Entrance Porch

Upvc double glazed door with decorative glass insert, two Upvc windows to the side, half glazed door to lounge.

Lounge/dining room

15' 9" x 14' 8" (4.80m x 4.47m)

Upvc double glazed window to front and side, cove ceiling, double radiator, storage cupboard, T.V. point, coving, door leading to inner hallway

Inner Hallway

Doors leading to kitchen, bedroom and shower room.

Shower/Wet Room

Upvc double glazed obscure window to the side, low level W.C. wash hand basin, electric shower, part tiled walls, wet room floor.

Kitchen

18' 3" x 7' 5" (5.56m x 2.26m)

Two Upvc double glazed windows to the sides, half glazed Upvc door leading to rear garden, range of wall and base units with rolled edge worksurfaces, stainless steel sink unit with

mixer tap, built-in oven ceramic hob with extractor fan above, two radiators, tiled splash backs, space for fridge/freezer and washing machine, radiator, loft access.

Bedroom

13' 4" x 8' 10" (4.06m x 2.69m)

Upvc double glazed window to the rear, cove ceiling, radiator

Rear Garden

Laid to shingle and flower beds, garden shed, courtesy door to garage.

Garage

Up and over door, power and light.

Front garden

Laid to shingle, driveway to the side providing off street parking.

Council band

C

EPC Rating

C





For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details 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