



29, Stockton Close, Longwell Green Bristol,
South Gloucestershire, BS30 9YS

£350,000

Set within a popular location of Longwell Green, Anne James estate agents are pleased to offer for sale this link detached property. The accommodation comprises of entrance hall with access to the lounge/dining room, conservatory which leads out onto an enclosed rear garden. To the first floor are three bedrooms and a modern shower room. The property also benefits from a garage with driveway.

Entrance

uPVC double glazed door with side panel, laminate flooring, double radiator, stairs to the first floor accommodation with under stairs cupboard, door leading to the lounge and kitchen.

Kitchen

10' 1" x 7' 8" (3.08m x 2.34m)
uPVC double glazed window to the front, range of wall and base units with rolled edge worktop, tiled splashbacks, stainless steel sink unit with mixer tap, space for cooker, washing machine, tumble dryer and fridge freezer, tiled flooring, radiator.

Lounge/Dining Room

16' 0" x 11' 8" (4.88m x 3.56m)
uPVC double glazed window to the front, uPVC double glazed patio doors leading to the conservatory, two double radiators, TV aerial point, laminate flooring.

Conservatory

13' 1" x 7' 4" (3.99m x 2.24m)
uPVC double glazed construction. power, vinyl

flooring, french doors leading to the rear garden.

First Floor Landing

Access to the loft, door to all bedrooms and bathroom.

Bedroom One

12' 0" x 9' 9" (3.66m x 2.98m)
uPVC double glazed window to the rear, range of built in wardrobes and drawers with overhead storage.

Bedroom Two

9' 1" x 8' 5" (2.78m x 2.57m)
uPVC double glazed window to the front, single radiator, TV aerial point, storage cupboard.

Bedroom Three

9' 6" x 6' 6" (2.90m x 1.97m)
uPVC double glazed window to the rear, single radiator, laminate flooring.





Shower Room

uPVC double glazed obscure window, corner shower cubicle, built in sink with storage under, built in low level WC, fully tiled walls, ladder radiator, laminate flooring.

Outside

Front Garden

Lawn area. Driveway leading to the garage.

Rear Gardens

Laid to lawn with patio area, gate giving access to the front garden.

Garage

With up and over door, power and light supply.

Tenure : South Gloucestershire Council



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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