



10, Frampton Court, Longwell Green Bristol,
South Gloucestershire, BS30 7DL

£325,000

Anne James Estate Agents are pleased to offer for sale this semi detached property set within a desirable cul-de-sac within Longwell Green. The accommodation comprises to the ground floor of a lounge, kitchen/dining room, and to the first floor are three bedrooms and a modern bathroom. To the outside are gardens to the front and rear and a garage with additional off street parking. The property is offered with NO CHAIN

Entrance

Composite front door with double glazed glass inserts.

Entrance Hallway

Laminate flooring, stairs to the first floor accommodation, door leading to the lounge.

Lounge

11' 7" x 13' 2" (3.54m x 4.02m)

uPVC double glazed window to the front, understairs storage cupboard, radiator, door leading to the kitchen/dining room.

Kitchen/Dining Room

15' 9" x 9' 7" (4.79m x 2.93m)

uPVC double glazed window and uPVC double glazed french doors leading to the rear garden, range of Hi - Gloss wall and base units with round edge worksurfaces, stainless steel sink unit with mixer tap, wall mounted combination boiler, space for cooker, washing machine and fridge freezer, wall mounted extractor fan, laminate flooring, single radiator.

First Floor Landing

uPVC double glazed window to the side, door leading to all bedrooms and bathroom. Access to the loft space, storage cupboard.

Bedroom One

8' 9" x 11' 9" (2.66m x 3.58m)

uPVC double glazed window to the front, single radiator, built in double wardrobe.

Bedroom Two

9' 7" x 9' 1" (2.92m x 2.78m)

uPVC double glazed window to the rear, single radiator.

Bedroom Three

8' 9" x 6' 9" (2.66m x 2.06m)

uPVC double glazed window to the front, double radiator.



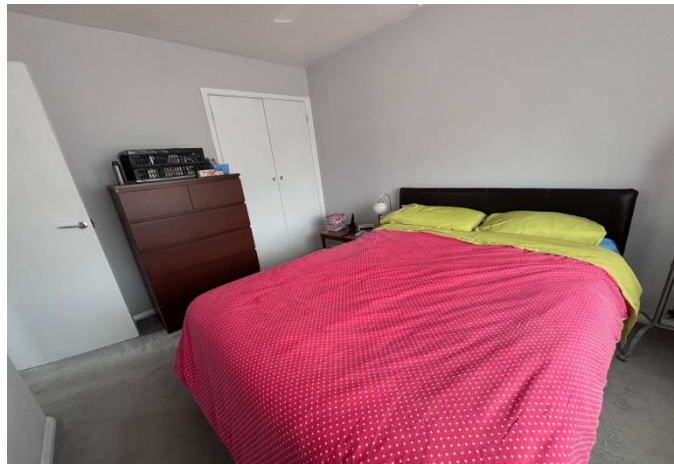


Bathroom

uPVC double glazed obscure window to the rear, white suite comprising single panel bath with electric shower over, glass screen, pedestal wash hand basin, low level WC. Vinyl flooring, single radiator, shaver point.

Front Garden

Laid to lawn with shrub border. Driveway providing off street parking.



Rear Garden

Laid to lawn and patio, shrub border, courtesy door to the garage.

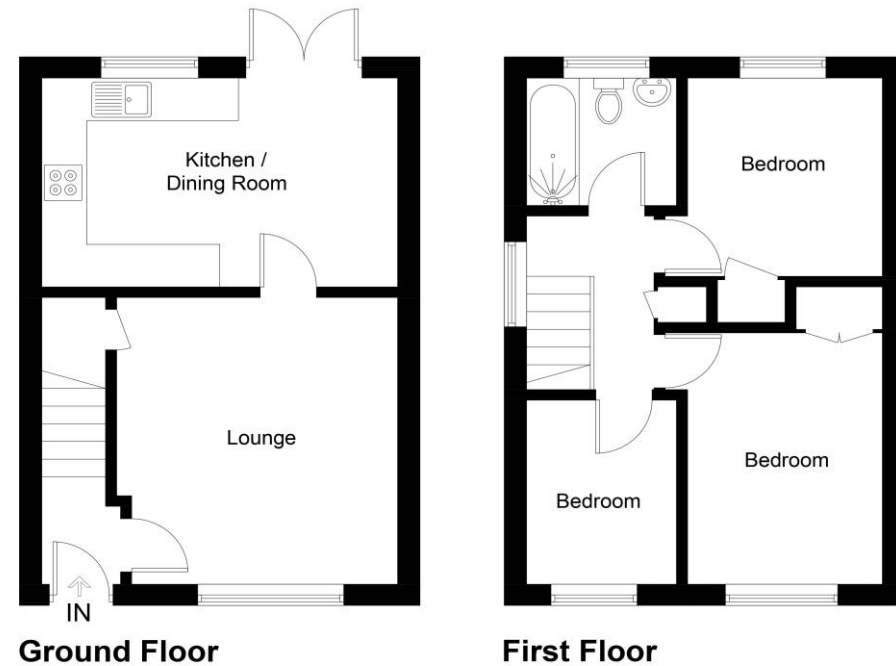
Garage

With up and over door, power and light supply.



10 Frampton Court

Approximate Gross Internal Area = 68.3 sq m / 735 sq ft



Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID1099988
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 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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