



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

Oixo £300,000

**NO ONWARD CHAIN!** A semi detached home located in a sought after cul de sac, ideally placed for the ring road and access to Gallagher Retail Park with its wide range of Retail stores as well as leisure facilities and schools. The accommodation on the ground floor offers a hallway, a light and airy lounge and a kitchen/dining room with patio doors to the rear garden. Upstairs to the first floor you will find two double bedrooms and a single bedrooms and a modern white family bathroom. To the front of the property is a small garden with a driveway providing off road parking which leads to a single garage. To the rear of the property is a generous enclosed garden which is mainly laid to lawn and patio. Early viewing advised

### 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.

### Tenure

Freehold

### Local Authority

South Gloucestershire

### Council Tax

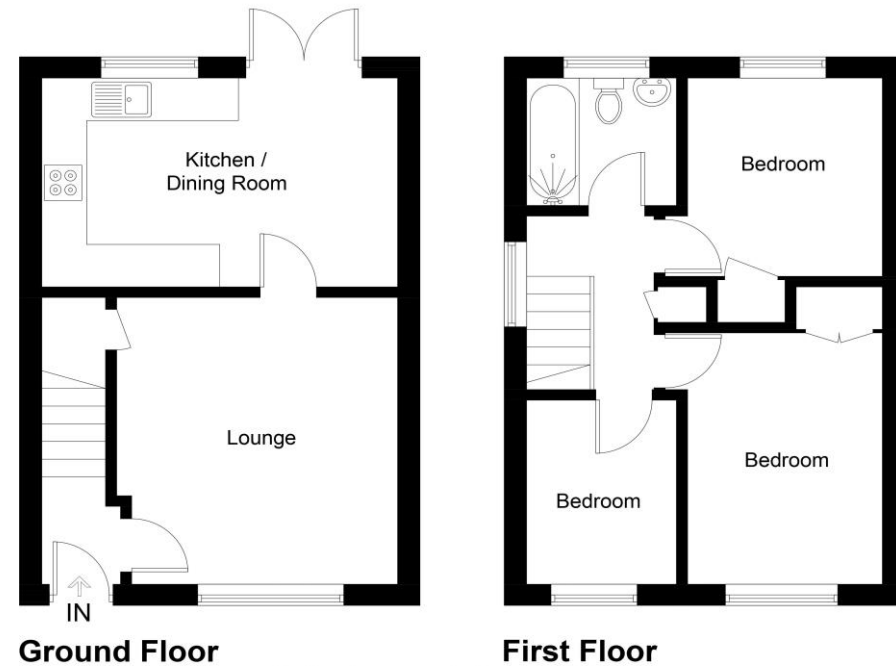
Band C



## 10 Frampton Court

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		89 B
69-80	<b>C</b>	74 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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 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