



12 Britten Court Longwell Green Bristol South
Gloucestershire BS30 7DE

£275,000

Come and view! Situated in a sought after location is this two bedroom semi detached home with driveway and garage. The property which is need of some updating provides spacious light and airy accommodation to briefly comprises of an entrance hallway, a generous lounge, a kitchen/diner and lean-to to the ground floor. Upstairs there are two bedrooms and a bathroom. There is a driveway to the side of the property for two cars which leads to a single garage. Located off Moorcroft Drive this property is handy for Marks and Spencer, Boots, Next and B and Q to name a few and all other stores located at the nearby retail development and Aspects Leisure Park is also close by. Those needing outside space there are several open green areas to get out and stretch your legs. Perfectly placed for both Bristol and Bath City Centres, the Ring Road and Keynsham Railway Station, early viewing is advised.

Entrance

The entrance to the property is through a half obscure glazed door to the hallway.

Hallway

Staircase to the first floor, double radiator, Telephone point, door into the lounge.

Lounge

14' 5" x 10' 2" widening to 4.03m (4.40m x 3.11m)

Upvc double glazed window to the front, radiator, Tv point, wall mounted gas fire, under stair storage cupboard, door into the kitchen/diner.

Kitchen/Diner

13' 3" x 7' 9" (4.05m x 2.36m)

Upvc double glazed window to the lean-to, Upvc double glazed French doors to the lean-to, range of wall and base units with rolled edge work surfaces and tiled splashbacks, stainless steel sink, space for a washing machine, space for a fridge/freezer, space for a cooker, double radiator.

Lean-to

11' 8" x 7' 1" (3.56m x 2.15m)

Glass construction with poly-carbonate roof, sliding double doors to the side and rear, tiled flooring.

First Floor Landing

Door's into bedrooms one and two, the bathroom and airing cupboard.

Bedroom One

11' 9" x 10' 2" (3.58m x 3.11m)

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

Bedroom Two

7' 9" x 7' 5" (2.35m x 2.25m)

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

Bathroom

Upvc double glazed window to the rear, low level WC, panel bath with electric shower over, pedestal wash hand basin, radiator, half tiled walls.





Garage

16' 9" x 7' 7" (5.11m x 2.30m)

There is a driveway for two cars located next to the property which leads to single garage. The garage has an up and over door and courtesy door to the rear garden.

Front Garden

The front garden has been laid to shingle with a pathway to the front door.

Rear Garden

The rear garden is enclosed and easily maintained having been laid to patio.



Tenure

Freehold

Local Authority

South Gloucestershire
Council Tax Band

Band B



Floorplan and Epc

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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