



26, Grangeville Close, Longwell Green,
Bristol, South Gloucestershire, BS30 9YJ

£475,000

A deceptively spacious four bedroom detached house enjoying the advantages of a generous mature rear garden. The property enjoys a sought after cul de sac location within easy reach of local convenient stores as well as major stores located at Gallagher Retail Park with stores such as M&S, B&Q and Boots as well as cafes, restaurants and leisure facilities. This home which is now in need of updating provides ideal space for the growing family to briefly comprise to the ground floor of an entrance hallway with cloakroom, a generous lounge with bay window and archway into the dining room, a fitted kitchen and a large utility room with access into an integral garage. Upstairs can be found three double and one single bedroom, the principal bedroom with an ensuite bathroom and a family bathroom. Further benefits include Upvc double glazing, gas central heating, a generous rear garden and a driveway leading to a single garage. Offered For Sale with NO ONWARD CHAIN early viewing is advised.

Entrance

The entrance to the property is through a Upvc double glazed door into the hallway.

Entrance Hallway

Staircase to the first floor, radiator, coving, door into the lounge and door into the cloakroom.

Cloakroom

3' 4" x 2' 3" (1.02m x 0.68m)

Upvc double glazed obscure window to the front, low level WC, corner wash hand basin, radiator, half tiled walls, coving.

Lounge

17' 4" x 13' 4" (5.28m x 4.06m)

Upvc double glazed bay window to the front, feature fireplace with gas fire, double radiator, single radiator, TV point, coving, archway into the dining room.

Dining Room

11' 9" x 8' 2" (3.58m x 2.50m)

Double glazed sliding doors to the rear, double radiator, coving, door into the kitchen.

Kitchen

11' 9" x 7' 8" (3.58m x 2.34m)

Upvc double glazed window to the rear, range of wall and base units with rolled edge work surfaces, electric hob , filter hood over, built in oven, stainless steel 1.5 bowl sink with mixer tap, space for a fridge, space for a dishwasher,

under stair storage cupboard, breakfast bar, double radiator, glazed door into the utility room.

Utility Room

10' 4" x 8' 7" (3.16m x 2.62m)

Upvc double glazed window and door to the rear, stainless steel sink unit, plumbing for washing machine, space for a tumble dryer, space for a freezer, radiator, door into the garage.

First Floor Landing

Doors to bedrooms and family bathroom, access to loft space, airing cupboard with wall mounted 'Worcester' gas boiler.

Bedroom One

12' 8" x 9' 10" (3.87m x 2.99m)

Upvc double glazed window to the front, range of fitted wardrobes and over bed storage, radiator.

En Suite Bathroom

6' 11" x 6' 0" (2.11m x 1.83m)

Upvc double glazed obscure window to the front, panel bath with shower over, pedestal wash hand basin, low level WC, tiled splash backs and a radiator.

Bedroom Two

19' 2" x 8' 7" (5.84m x 2.62m)

Upvc double glazed window to the front, radiator.

Bedroom Three

10' 0" x 7' 7" (3.05m x 2.31m)

Upvc double glazed window to the rear, radiator.





Bedroom Four

7' 7" x 5' 10" (2.31m x 1.78m)

Upvc double glazed window to the rear, radiator.



Family Bathroom

6' 8" x 5' 9" (2.03m x 1.76m)

Upvc double glazed obscure window, panel bath, pedestal wash hand basin, Low level WC, tiled splashbacks.

Front garden

The front garden is enclosed by a low boundary wall with mature rose trees and a driveway providing off street parking which leads to a single garage

Rear Garden

The enclosed rear garden is of a generous size, its is mainly laid to lawn with a large patio and a shingle area, there are mature trees and shrubs and an outside tap. There is gated access to the front of the property.



Garage

Up and over door, power and light supply.

Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax Band

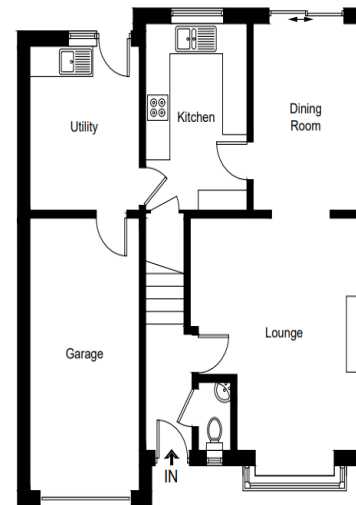
Band D



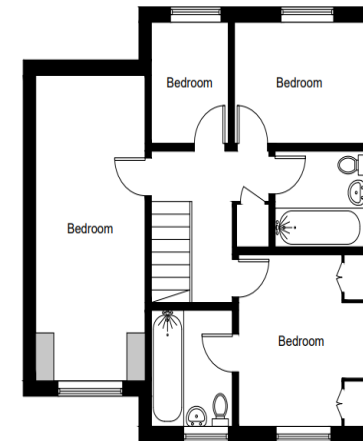
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

26 Granville Close

Approximate Gross Internal Area = 130.1 sq m / 1400 sq ft
(Including Garage)



Ground Floor



First Floor

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Bristol

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.