



3, Orland Way, Longwell Green Bristol, South
Gloucestershire, BS30 9XX

£290,000

Anne James estate agents are pleased to offer for sale this semi detached property within a popular cul-de-sac of Longwell Green. The property can be approached via a long driveway giving access for plenty of parking with an entrance porch which leads into a spacious and bright and airy lounge/dining room with access to the kitchen. To the first floor are two bedrooms and a bathroom suite. To the rear of the property is an enclosed garden which is easily maintained and laid to patio. The property is offered with NO ONWARD CHAIN

Entrance

uPVC entrance door leading into ...

Entrance Porch

uPVC double glazed window to the side, vinyl flooring, glazed door leading to the lounge.

Lounge

17' 7" x 13' 0" (5.35m x 3.96m)
uPVC double glazed window to the front, double radiator, feature fireplace, laminate flooring, stairs to the first floor accommodation, glazed door leading to the kitchen.

Kitchen/Dining Room

12' 10" x 8' 11" (3.92m x 2.71m)
uPVC double glazed window to the rear, wood half glazed door. Range of wall and base units with rolled edge worksurfaces, one and half bowl drainer, tiled splashbacks, space for washing machine cooker and fridge freezer, wall mounted combination boiler, vinyl flooring, double radiator.

First Floor Landing

Access to the loft space, doors leading to the bathroom and bedrooms.

Bedroom One

9' 4" x 10' 11" (2.85m x 3.33m) To wardrobes
uPVC double glazed window to the front, two built in wardrobes, single radiator.

Bedroom Two

uPVC double glazed window to the rear, single radiator, built in storage cupboard.

Bathroom

8' 6" x 4' 9" (2.58m x 1.44m)
uPVC obscure window to the side, white suite comprising of bath with electric shower over, pedestal wash hand basin, low level WC, part tiled walls, single radiator, vinyl flooring.

Outside

Front : Laid to lawn with long driveway providing off street parking for several vehicles. Rear : Laid to patio, access to the side, outside water tap.





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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Bristol