



169, Long Beach Road, Longwell Green
Bristol, South Gloucestershire, BS30 9YD

£290,000

Anne James Estate Agents are pleased to offer for sale this end terrace two bedroom property. The well presented accommodation comprises to the ground floor of entrance porch with glazed door leading into the lounge/dining room, with access to a fitted kitchen and conservatory. To the first floor are two generous bedrooms and a shower room. To the outside of the property are enclosed easily maintained gardens and a garage. Viewing is highly recommended.

Entrance

uPVC door with double glazed glass insert leading to the entrance porch.

Entrance Porch

With glass door leading to the lounge/dining room.

Lounge

12' 6" x 19' 0" (3.80m x 5.80m)

uPVC double glazed window to the front, feature fireplace, single radiator, stairs to the first floor accommodation, door to the kitchen.

Kitchen

12' 5" x 8' 6" (3.78m x 2.60m)

uPVC double glazed window to the rear. Range of wall and base units with square edge worktops, tiled splashbacks, composite sink with mixer tap, space for cooker with extractor over, space for washing machine and fridge freezer, breakfast bar, single radiator, vinyl flooring, uPVC double glazed door to the conservatory.

Conservatory

9' 5" x 6' 2" (2.87m x 1.87m)

uPVC double glazed construction, door leading to the rear garden, tiled floor.

First Floor Landing

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

Bedroom One

10' 2" x 12' 6" (3.11m x 3.80m)

uPVC double glazed window to the front, range of built in wardrobes and drawers, single radiator.

Bedroom Two

8' 3" x 12' 6" (2.52m x 3.80m)

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

Shower Room

8' 6" x 4' 8" (2.60m x 1.42m)

uPVC obscure window to the side. Suite comprising of white low level WC, pedestal wash hand basin, shower cubicle with mains shower, fully tiled walls and floor, extractor fan, single radiator.





Outside

Front Garden

Laid to shingle, path to the side giving access to the rear garden.

Rear Garden

Laid to patio and shingle, enclosed by wood lap fencing, gate giving access to the front and rear, outside water tap.

Garage

In a block (5th from the right)



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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