



39, Auburn Avenue, Longwell Green, Bristol  
South Gloucestershire, BS30 9YU

£449,950

Versatility, space and a super location in this popular area of Longwell Green. Only by stepping over the threshold of this property will you really appreciate what is on offer, if you have a growing family this could be the perfect for you! Briefly the accommodation comprises of an entrance hallway, a generous dining room which has an open concept design with the kitchen and garden room and a generous lounge with dual aspect. Other benefits include a utility room, a cloakroom, three double bedrooms, a modern shower room and an ensuite to the principal bedroom. There is also a loft room which is accessed via a ladder from the main bedroom currently used as an office Externally the space continues with plenty of driveway parking and a landscaped rear and side garden that offers a decked area and artificial grass to provide a low maintenance option for a family garden! Well placed for Bristol and Bath, local schools and shopping facilities, early viewing of this fine property is highly recommended, you will not be disappointed!

### Entrance

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

### Entrance Hallway

3' 10" x 3' 7" (1.16m x 1.10m)

Upvc double glazed window to the side, laminate flooring, cupboard housing the utility meters, obscure glazed door to the dining room.

### Dining Room

15' 11" x 12' 0" (4.85m x 3.66m)

Upvc double glazed window to the front, staircase to the first floor, obscure glazed double doors into the lounge, opening into the kitchen, telephone point, coving laminate wood flooring.

### Lounge

16' 11" x 9' 3" (5.16m x 2.82m)

Upvc double glazed windows to the front and side, laminate flooring, feature fireplace, wall lights coving, double radiator.

### Kitchen

12' 0" x 8' 11" (3.66m x 2.73m)

Range of wall and base units with woodblock work surfaces and upstands, stainless steel 1.5

sink unit with mixer tap, space for a dishwasher, fitted stainless steel double oven, induction hob, glass splashback, cooker hood over, tiled flooring, inset spot lights, opening into the garden room , opening into the utility room.

### Utility Room

8' 11" x 7' 1" (2.71m x 2.16m)

Upvc double glazed window and door to the rear garden, range of units to include larder cupboards and overhead storage, space for an 'American' style Fridge / Freezer, tiled flooring, door into the cloakroom.

### Cloakroom

4' 6" x 2' 9" (1.37m x 0.83m)

Low level WC, wall hung wash hand basin, tiled splashbacks.

### Garden/Family/Playroom

11' 0" x 8' 8" (3.36m x 2.64m)

Two Velux windows, Upvc double glazed window to the side, bi-fold doors to the rear, laminate flooring, inset spot lights, telephone point.

### First Floor Landing

Doors into bedrooms and shower room.





### Bedroom One

18' 3" x 9' 3" (5.56m x 2.82m)

Upvc double glazed windows to the front and side, fitted mirror wardrobes, TV point, double radiator, coving, access to loft room with ladder and hatch.

### Loft Room

11' 9" x 9' 0" (3.59m x 2.75m)

Velux window, storage into the eaves.

### En-suite

9' 2" x 5' 7" (2.80m x 1.70m)

Upvc double glazed obscure window to the rear, modern white suite comprising of a double ended bath with mains shower and mixer tap, low level WC with concealed cistern, wash hand basin with mixer tap, inset spot lights.



### Bedroom Two

12' 0" x 8' 7" (3.66m x 2.61m)

Upvc double glazed window to the front, radiator, coving, TV point.

### Bedroom Three

12' 0" x 6' 1" (3.66m x 1.85m)

Upvc double glazed window to the rear, radiator, TV point.



### Shower Room

7' 10" x 4' 7" (2.40m x 1.39m)

Modern white suite comprising of a double shower enclosure with glass doors and rainfall shower and hand held attachment, low level WC, vanity wash hand basin with mixer tap, heated towel rail.

### Front Garden

The front garden has been laid to shingle and provides off street parking for several cars.

## Rear garden

The rear garden is enclosed and south facing, it is mainly laid to artificial grass, patio and decking, with a garden shed and a useful summer house with power and light. The garden extends to the side to the property which has also been laid to shingle where a further garden shed and gated access can be found.

## Tenure

Freehold

## Local Authority

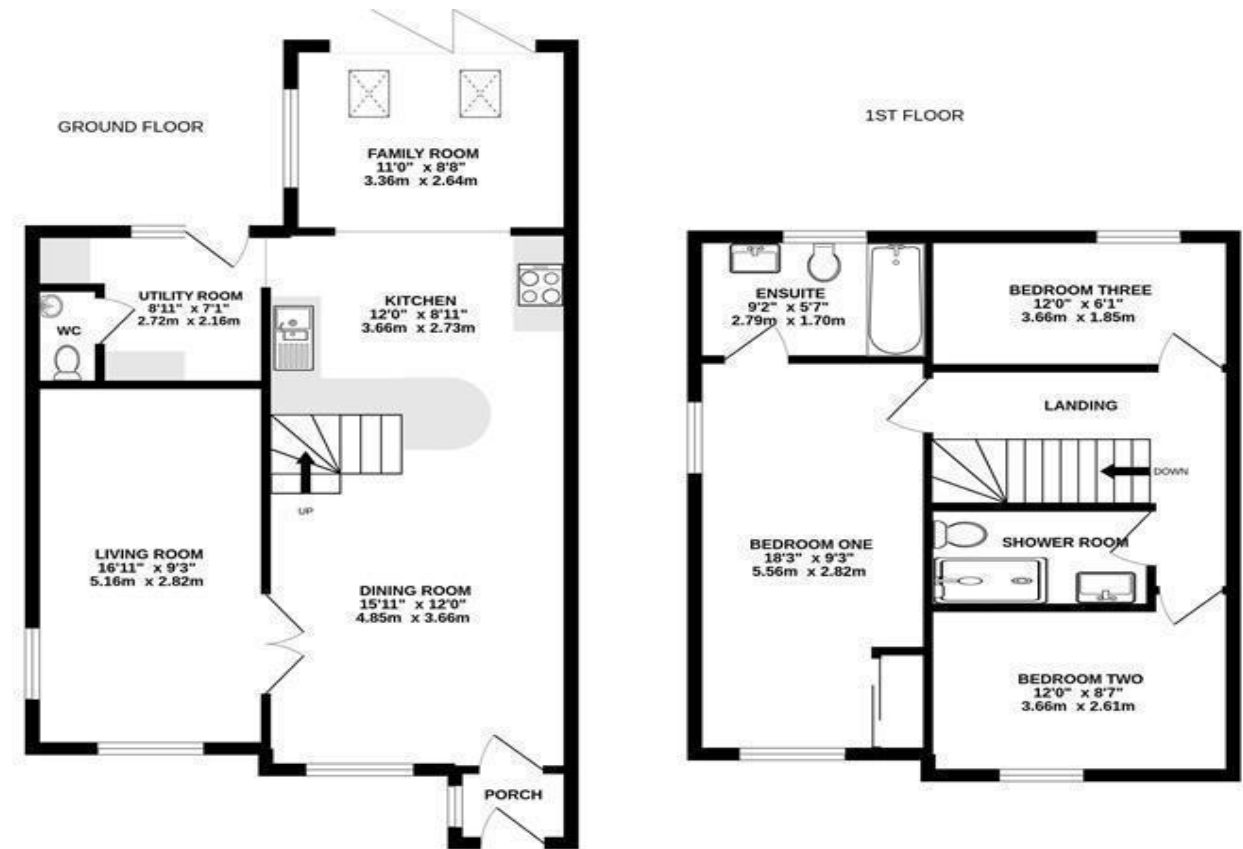
South Gloucestershire

## Council Tax Band

Band C

## EPC

Epc band tbc



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.

Anne James Estate Agents Office  
Tel: 0117 9328611

89a Bath Road  
Longwell Green  
BS30 9DF  
info@annejames.co.uk

Bristol