



3, Shellards Road, Longwell Green, Bristol,
South Gloucestershire, BS30 9DU

£465,000

OFFERED FOR SALE WITH NO CHAIN is this very appealing and attractive two/three-bedroom detached bungalow, situated in a very convenient location. The spacious, well-presented living accommodation comprises of entrance hallway, a generous lounge/diner, a modern kitchen, utility room, shower room, a further sitting room/bedroom, two further bedrooms the principal bedroom with en suite bathroom and a conservatory. Externally the front garden is laid to shingle providing ample parking for several cars, a driveway to the side of the property leads to a single garage. The rear garden has a south westerly aspect, enclosed and private, laid to lawn and patio. All within a short walking distance to local shops, schools, and amenities. Early viewing of this fine property is highly recommended.

Entrance Porch

There is an archway into a porch with a hardwood door with glazed panel and matching side panels into the entrance hallway.

Entrance Hallway

Laminate wood flooring, double radiator, coving, dado rail, telephone point doors into

Reception/Bedroom One

15' 7" x 13' 10" (4.75m x 4.22m)

Double glazed bay window to the front, double glazed window to the side, feature fireplace with electric fire, double radiator, coving wall lights.

Bedroom Two

15' 6" x 12' 0" (4.72m x 3.66m)

Double glazed bay window to the front, range of wardrobes, laminate wood flooring, double radiator.

Bedroom Three

13' 11" x 10' 0" max (4.24m x 3.05m)

Double glazed window to the side, laminate wood flooring, fitted wardrobe, door into the en-suite.

En-suite

9' 10" x 7' 0" (2.99m x 2.14m)

Double glazed obscure window to the side, panel bath with mixer taps and shower attachment, low level WC, pedestal wash hand basin, radiator, half panelled walls.

Shower Room

6' 0" x 5' 1" (1.82m x 1.55m)

Modern white suite comprising of a corner shower cubicle with electric shower, low level WC, vanity wash hand basin, double radiator, extractor fan, shaver point.

Reception Two/Diner

20' 10" x 11' 8" max (6.35m x 3.55m)

French doors to the conservatory, porthole window to the rear, feature fireplace with electric fire, down lighting, archway into the kitchen, double radiator, wall lights.

Kitchen

9' 9" x 9' 3" (2.96m x 2.82m)

Double glazed window to the rear, modern range of wall and base units with square edged worktops and tiled splashbacks, stainless steel 1.5 bowl sink





unit with mixer tap, stainless steel double oven, electric hob with filter hood over, space for a fridge/freezer, inset spot lights, wall mounted gas boiler, opening into the utility room.

Utility Room

9' 9" x 4' 0" (2.97m x 1.22m)

Double glazed window to the rear, range of base units with square edge work surfaces and tiled splashbacks, stainless steel sink with mixer tap, radiator, space for a washing machine and space for a tumble dryer.

Conservatory

12' 4" x 8' 0" (3.76m x 2.45m)

Upvc double glazed construction on a dwarf wall with glass roof, tiled floor, sliding double doors to the side, power, and light supply.



Front garden

The enclosed front garden has been laid to shingle with mature flower and shrub borders with a driveway to the side of the property leading to a single garage.

Garage

There is a detached garage located to the side of the property with an up and over door, power and light supply and a courtesy door to the rear garden. There is a useful outhouse attached to the garage.



Rear Garden

The enclosed rear garden is private with a south-westerly facing aspect. The garden is laid to lawn with patio and shingle areas, mature flower and shrub borders, fruit trees, a fishpond, greenhouse, and gated access to the driveway.

Tenure

Freehold

Local Authority

South Gloucestershire

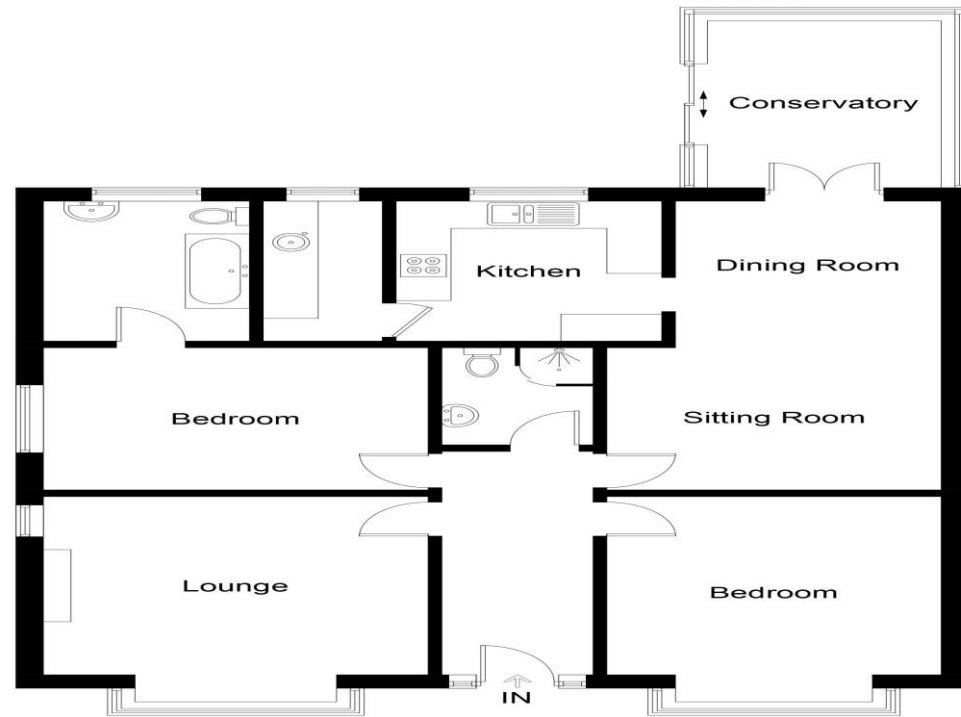
Council Tax Band

Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

3 Shellards, Road

Approximate Gross Internal Area = 116.1 sq m / 1250 sq ft



For illustrative purposes only. Not to scale. ID1122328
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision

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For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not conducted 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.