



42, Larksleaze Road, Longwell Green Bristol,  
South Gloucestershire, BS30 9BJ

£290,000



Anne James estate agents are pleased to offer for sale this semi detached bungalow in a popular road in Longwell Green. This property which is sure to attract interest can be approached via a long driveway which provides parking for a number of vehicles, an entrance door leads into a spacious lounge/dining room, with an inner hallway leading to Bedrooms One and Two and also the shower room. The property stands in good size gardens and a viewing is not to be missed on this.

### Entrance

uPVC double glazed door with decorative glass inserts with half glazed panel to the side, laminate flooring, wall mounted boiler, door leading to the lounge/dining room.

### Lounge/Dining Room

16' 2" x 12' 2" (4.92m x 3.72m)

uPVC double glazed window to the front, double radiator, laminate flooring, TV aerial point, fireplace with gas inset fire,(not tested) cove ceiling, door leading to inner hallway and kitchen.

### Kitchen

6' 6" x 9' 2" (1.98m x 2.79m)

uPVC double glazed door to the side, uPVC double glazed window to the side, range of wall and base units with rolled edge work surfaces, electric oven and hob with extractor over, stainless steel sink unit with mixer tap, space for fridge freezer and washing machine, built in storage cupboard, tiled splashbacks, laminate flooring,

### Bedroom One

9' 2" x 13' 9" (2.79m x 4.2m) To wardrobe uPVC double glazed window to the rear, single radiator, mirror wardrobes, built in storage cupboard, laminate flooring.

### Bedroom Two

uPVC double glazed window to the rear, single radiator, laminate flooring.

### Shower / Wet Room

uPVC double glazed window to the side, walk in shower, white pedestal wash hand basin, low level WC, fully tiled walls.

### Outside

### Front

Driveway providing parking for a number of vehicles, access to the front door, Mainly laid to lawn with various shrubs and bushes.





## Rear Garden

Mainly laid to lawn enclosed by small dwarf wall, fencing, various shrubs and bushes. gardens shed,

**Council Tax** Band C

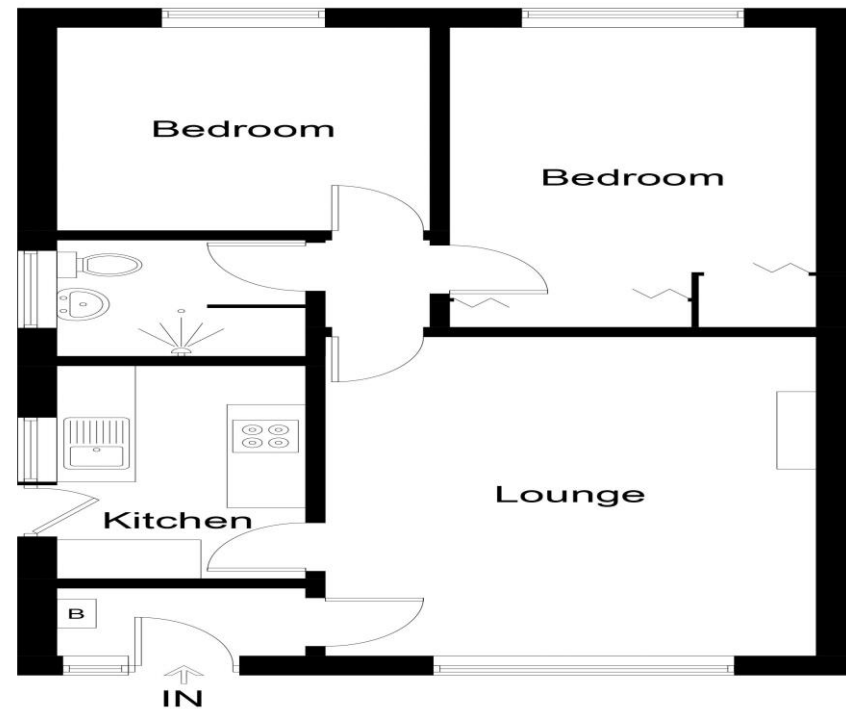
**Tenure South** Gloucestershire Council  
Freehold with a rent charge.





## 42 Larksleaze Road

Approximate Gross Internal Area = 56.8 sq m / 611 sq ft



For illustrative purposes only. Not to scale. ID1152496  
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

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