



14, Beaumont Close, Longwell Green, Bristol,
South Gloucestershire, BS30 9XN

£330,000

Offered For Sale with No Onward Chain is this well presented two-bedroom semi-detached bungalow located within a popular area of Longwell Green. The property provides light and airy accommodation to briefly comprise of lounge/diner, a modern kitchen, two generous bedrooms, a fully tiled shower room and a conservatory to the ground floor. Externally there are well tended enclosed gardens and a driveway for two/three cars which leads to a detached garage. Further benefits include gas central heating and Upvc double glazing, well placed fo all local amenities, shops and bus links, early viewing is highly recommended.

Entrance

uPVC double glazed door to the entrance hallway.

Entrance Hallway

Storage cupboard, access to an insulated, part boarded loft space with a loft ladder and light, half glazed door to the lounge.

Lounge

15' 11" x 10' 8" (4.86m x 3.25m)

uPVC double glazed bay window to the front, double radiator, gas fire, TV aerial point, sliding door to the kitchen.

Kitchen

8' 0" x 5' 1" (2.43m x 1.56m)

uPVC double glazed window to the front, range of wall and base units with square edge work surfaces with upstands, ceramic one and half bowl sink unit with mixer tap, space for cooker, glass splashback, stainless steel extractor over, space for washing machine and fridge, laminate flooring.

Bedroom One

13' 2" x 8' 9" (4.02m x 2.67m) narrowing to 2.36 to wardrobes, uPVC double glazed window to the rear, single radiator, range of built in wardrobes.

Bedroom Two

6' 11" x 9' 4" (2.11m x 2.84m)

uPVC double glazed french doors to the conservatory, single radiator.

Conservatory

15' 0" x 8' 6" (4.57m x 2.58m)

uPVC construction with glass roof, sliding doors to the rear garden.

Shower Room

uPVC obscure double-glazed window to the side, double shower cubicle with electric shower, wash hand basin, WC built into combination unit, built in shelving, stainless steel electric ladder radiator, fully tiled walls, fully tiled floor.

Front Garden





Laid to slate, side access to the property. Driveway providing off street parking for several vehicles, outside tap.

Rear Garden

Patio area, lawned area and shingle areas. The property is enclosed by a woodlap fencing, shrubs and bushes border.

Detached Garage

Electric up and over door, courtesy door to the rear garden. Power and light supply.

Tenure

The property is Freehold

Council Tax Band

South Gloucestershire Council - Council Tax C

EPC

The EPC for this property is Band B

N.B There are solar panels fitted to the roof of this property which are leased for 25 years from 19.09.2011.



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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