



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

£315,000

Offered with No Chain is this semi detached bungalow set within a popular area of Longwell Green. The well presented accommodation comprises of lounge with dining area, kitchen, two generous bedrooms, and a fully tiled shower room, and a conservatory with doors opening onto the gardens. To the outside of the property are well tended enclosed gardens and a detached garage with additional parking for several vehicles. Viewing Highly recommended.

Entrance

uPVC double glazed door to the entrance hallway.

Entrance Hallway

Storage cupboard, access to the loft space with loft ladder, 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.

Outside

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 South Gloucestershire Council - Council Tax C

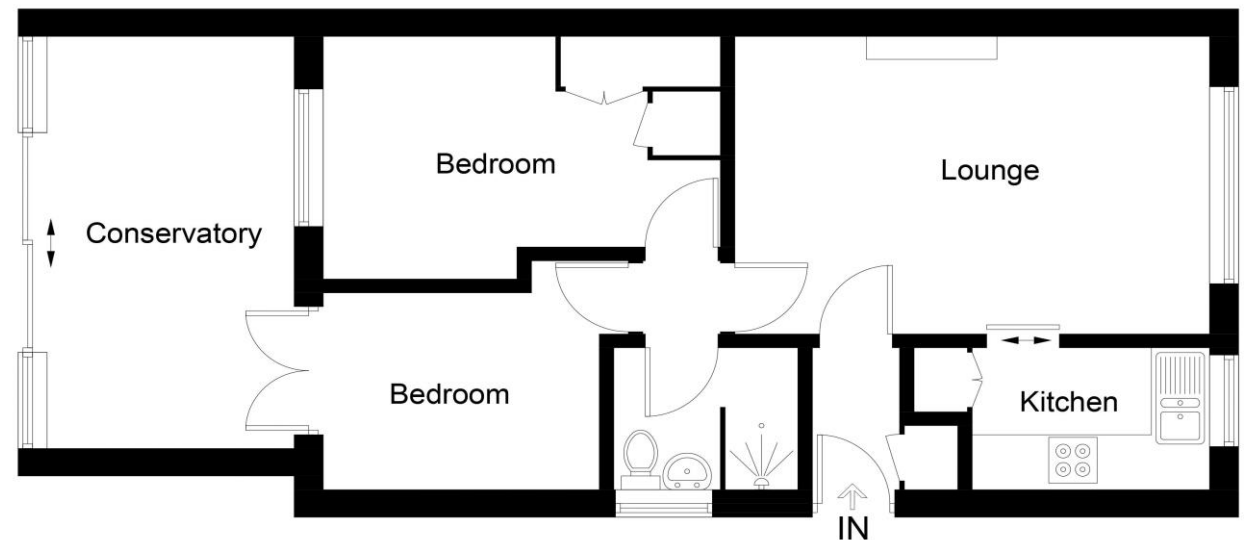
EPC

The EPC for this property is Band B



14 Beaumont Close

Approximate Gross Internal Area = 58.6 sq m / 631 sq ft



For illustrative purposes only. Not to scale. ID1140057
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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