



45, Roseville Avenue, Longwell Green,
Bristol, South Gloucestershire, BS30 9UD

£355,000

Situated in a quiet residential cul-de-sac just stone's throw from "Willsbridge Mill" is this three-bedroom semi-detached home. The property briefly comprises entrance hallway which leads directly onto the living room, a dining room and kitchen to the ground floor. To the first floor can be found three generous bedrooms and a modern bathroom. The property which is now in need of some cosmetic updating provides spacious accommodation throughout and boasts gas central heating and Upvc double glazing. Externally the front of the home offers a lawn with driveway providing off street parking for three vehicles and access to the front door, double gates to the side creates access to the rear garden and off-street parking for a further two vehicles which leads to a detached garage. The enclosed rear garden is of a generous size, enclosed and laid to lawn. Sure to be of great interest, early viewing is advised.

Entrance

The entrance to the property is through a Upvc obscure double-glazed door to the hallway.

Entrance Hallway

Staircase to the first floor, obscure glazed French doors to the lounge.

Lounge

13' 7" x 12' 4" (4.14m x 3.76m)

Two Upvc double glazed windows to the front, double radiator, TV point, under stair storage cupboard, cupboard housing the utility meters, TV point, opening into the dining room.

Dining Room

10' 4" x 8' 3" (3.14m x 2.52m)

Upvc double glazed window to the rear, radiator, door into the kitchen.

Kitchen

10' 3" x 7' 1" (3.13m x 2.15m)

Upvc double glazed window to the side, Upvc double glazed door and window to the rear, tiled flooring, range of wall and base units with rolled edge work surfaces and tiled splashbacks,

stainless steel sink unit with mixer tap, space for a gas cooker, filter hood, integrated fridge/freezer, wall mounted gas boiler.

First Floor Landing

Upvc double glazed window to the side, doors into all bedrooms, door into the bathroom, access to loft space.

Bedroom One

15' 6" (into wardrobe recess) x 8' 6" (4.72m x 2.59m)

Upvc double glazed window to the front, radiator.

Bedroom Two

9' 3" x 9' 1" (2.81m x 2.78m)

Upvc double glazed window to the rear, radiator, door to storage cupboard.

Bedroom Three

10' 1" x 6' 9" (3.07m x 2.07m)

Upvc double glazed window to the front, radiator.

Bathroom

6' 2" x 6' 0" (1.89m x 1.83m)





Upvc double glazed window to the rear, low level WC, pedestal wash hand basin, panel bath with electric shower over, radiator, fully tiled walls.

Garage

19' 7" x 10' 1" (5.97m x 3.07m)

Electric roller door, window to the side, power, light, and water supply, plumbing for washing machine.

Front Garden

The front garden is laid to lawn with mature hedging and a driveway for three vehicles which leads to a single garage and the front door.



Rear Garden

The rear garden is of a generous size, laid to lawn, there is gated access from the driveway which provides a further two parking spaces and leads the garage.

Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax Band

Band C



AWAITING EPC AND FLOORPLAN

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.

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