



7, Park Farm Court, Longwell Green Bristol,
South Gloucestershire, BS30 7EE

£230,000

Anne James Estate Agents are pleased to offer for sale this modern back to back house set within a popular area of Longwell Green. Close to all local amenities and the Gallagher retail park with its array of shops and coffee shops and within close proximity to the Bristol to Bath leisure path, this well presented property is an ideal purchase for a first time buyer / investor. The accommodation comprises to the ground floor of a spacious lounge with archway opening into the kitchen, with stairs leading to the first floor accommodation with a bedroom and bathroom. To the outside of the property are wrap around laid to lawn gardens, patio area. The property also benefits from a garage in a nearby block and parking space to the front. Viewing is highly recommended.

Entrance

Composite entrance door to:

Lounge

12' 9" x 9' 8" (3.88m x 2.95m)

Upvc double glazed window to rear, laminate flooring, double radiator, T.V point, stairs to first floor, arched opening to kitchen.

Kitchen

9' 7" x 6' 11" (2.92m x 2.12m)

Upvc double glazed window to the side, range of white wall and base units with rolled edge worksurfaces and tiled splashbacks, composite sink with mixer tap, built-in electric oven with gas hob and extractor over, tiled floor, understairs storage cupboard.

Landing

Access to the loft, doors to kitchen and bathroom.

Bedroom One

12' 10" x 9' 11" (3.91m x 3.01m)

Upvc double glazed window to rear, double radiator, cupboard housing combination boiler.

Bathroom

Upvc double glazed obscure window to the rear, white low level W.C, pedestal wash hand basin, fully tiled shower cubicle, vinyl flooring, ladder effect radiator.

Garden

Laid to decking and lawn with raised flower planter enclosed by wood lap fencing, storage cupboard.

Gargae

Garage with up and over door with off street parking to the front.





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