



28, Kennmoor Close, Longwell Green,
Bristol, South Gloucestershire, BS30 8BD

£229,950

NO CHAIN- NO CHAIN. We are delighted to offer this lovely one bedroom back to back house which is located in a tucked away position in this popular cul de sac. The property is offered with No Onward Chain and boasts Upvc double glazing, gas central heating, a conservatory, an allocated parking space and an enclosed rear garden. This lovely home is ideal for first time buyers to briefly comprise of an entrance hallway, a generous lounge, a kitchen with ample work space and a conservatory to the ground floor. Upstairs there is a spacious bedroom with a walk-in wardrobe and modern shower room. Further benefits include an enclosed rear garden which has been laid to patio. Well placed for local schools and with great access to all the facilities of Longwell Green including the retail park, leisure facilities and the ring road. Sure to be of great interest, early viewing of this fine property is highly recommended.

Entrance

Upvc double glazed door to the entrance hallway, radiator, spotlights, opening into the lounge.

Lounge

12' 2" x 11' 10" (3.70m x 3.61m)

Upvc double glazed French doors into the conservatory, archway into the kitchen, staircase to the first floor, radiator.

Kitchen

11' 10" x 5' 7" (3.61m x 1.70m)

Upvc double glazed door to the rear, range of wall and base units with rolled edge work surfaces, stainless steel 1.5 bowl sink unit with mixer tap and tiled splashbacks, integrated oven and hob, extractor fan, space for fridge/freezer, space for a washing machine, radiator, tiled flooring.

Conservatory

8' 10" x 8' 0" (2.70m x 2.43m)

Upvc double glazed construction on a low wall, glass roof, French doors to the rear garden.

First Floor Landing

Access to loft space.

Bedroom

11' 11" x 8' 6" (3.63m x 2.60m)

Upvc double glazed window, radiator, built in walk in wardrobe, Upvc double glazed window, wall mounted gas boiler.

Shower room

6' 4" x 5' 7" (1.94m x 1.70m)

Tiled shower cubicle with glass screen, low level WC, pedestal wash hand basin, tiled flooring, heated towel rail, inset spotlights.

Rear Garden

The generous, rear garden is enclosed and private, it is mainly laid to patio with an outside tap and gated access leading to the front of the property.

Allocated Parking Space

There is an allocated parking space located close to the property (middle bay).



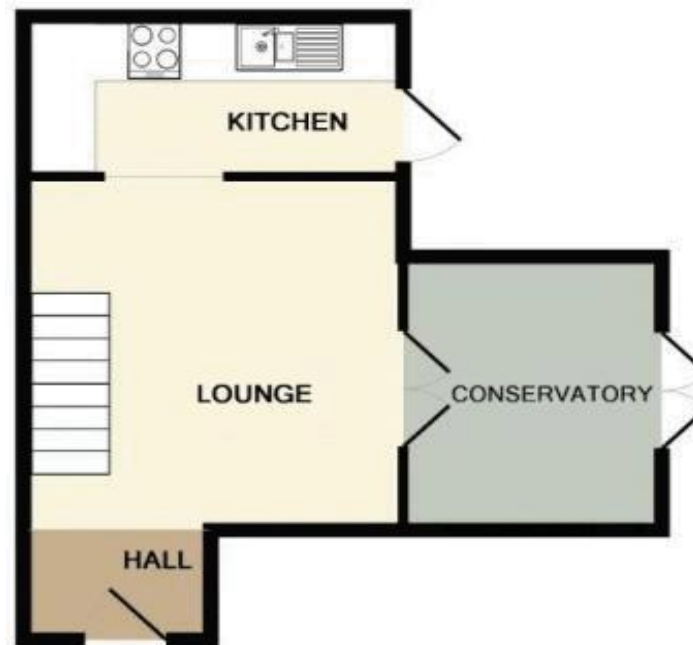


Tenure
Freehold

Local Authority
South Gloucestershire

Council Tax Band
Band A





GROUND FLOOR



1ST FLOOR

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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