



3, Fairlawn, Longwell Green, Bristol, South
Gloucestershire, BS30 9PU

£225.000

Anne James Estate Agents are delighted to offer to the market this purpose-built two-bedroom ground floor apartment, tucked away within a quiet cul-de-sac conveniently positioned between Longwell Green and Oldland Common. Offered for sale with no onward chain, this spacious and well-presented apartment is sure to attract strong interest. The accommodation comprises of an entrance hallway, a generous open-plan lounge and kitchen, two good sized bedrooms and a modern white bathroom suite. Further benefits include gas central heating, double glazing and a south-westerly facing rear courtyard garden. To the front of the property there is a good-sized garden which, subject to the necessary permissions, could provide off-street parking (dropped kerb required). Ideally located close to a wide range of local shops, amenities, and well-regarded schools, this apartment represents an excellent opportunity for first-time buyers, downsizers, or investors alike. Early viewing is strongly recommended.

Entrance

The entrance to the property is through a hardwood door into the entrance hallway.

Entrance Hallway

Laminate flooring, sliding door to storage cupboard, radiator, doors to bedroom one and bathroom, obscure glazed doors to lounge and bedroom two, door to further storage cupboard.

Open concept Lounge/Kitchen

20' 7" x 13' 7" narrowing 6'8" (6.27m x 4.14m narrowing 2.05m)

Lounge: Upvc double glazed French doors with matching side panels to the rear garden, feature fireplace with electric fire, Kitchen: Upvc double glazed window to the rear, range of wall and base units with rolled edge work surfaces and tiled splash backs, space for an electric cooker, space for a washing machine, space for a slimline dishwasher, stainless steel sink unit with mixer tap, wall mounted gas boiler.

Bedroom One

14' 9" x 9' 9" (4.50m x 2.97m)

Upvc double glazed window to the front, radiator, range of bedroom furniture to include wardrobes, chest of drawers and bedside cabinet.

Bedroom Two

11' 3" x 7' 1" (3.43m x 2.15m)

Upvc double glazed window to the front, radiator.

Bathroom

6' 2" x 5' 5" (1.89m x 1.66m)

Upvc obscure double glazed window to the side, white suite comprising of a 'P' shaped bath with mixer tap and shower attachment, electric shower, pedestal wash hand basin, low level WC, fully tiled walls, double radiator.

Front Garden

There is a generous garden to the front of the property which is mainly laid to lawn with mature flower and shrub borders.





Rear Garden

The gated and enclosed rear garden has a south-westerly aspect, it is easily maintained having been laid to patio with flower and shrub borders.

Tenure

Leasehold

Local Authority

South Gloucestershire

Council Tax Band

Band B



EPC AND FLOORPLAN TO BE ADDED WHEN
AVAILABLE

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed 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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