



14, Shellards Road, Longwell Green, Bristol,
South Gloucestershire, BS30 9DU

£295,000

Offered with No Onward Chain, this attractive period property presents beautifully maintained accommodation throughout. Situated in the heart of Longwell Green, the home enjoys convenient access to local amenities, well-regarded schools, the ring road, and motorway networks. The accommodation comprises a welcoming entrance hallway, a comfortable lounge, and a superb kitchen/dining area perfect for modern living. A rear lobby and a stunning ground-floor bathroom complete the downstairs layout. Upstairs, there are two generous bedrooms, both well-proportioned and full of character. Externally, the property benefits from a shingle driveway providing off-street parking, while further advantages include gas central heating and uPVC double glazing throughout. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

Entrance

There is a canopied entrance to the property.

Entrance hallway

4' 5" x 3' 10" (1.34m x 1.16m)

There is a hardwood door with obscure glazed panel to the hallway, Upvc double glazed window to the front, telephone point, laminate flooring, latch door to the lounge.

Lounge

12' 1" x 9' 11" (3.68m x 3.03m)

Upvc double glazed window to the front, double radiator, laminate flooring, beamed ceiling, feature fireplace, wall lights cupboard housing utility meter, archway to kitchen/diner.

Kitchen/Diner

12' 9" x 10' 8" (3.89m x 3.26m)

Upvc double glazed window to the side, range of wall and base units with rolled edge work surfaces and upstands, stainless steel sink with mixer tap, integrated oven, stainless steel five ring gas hob, stainless steel cooker hood, space for a washing machine, space for a dishwasher, space for a tumble dryer/fridge, space for table

and chairs, staircase to the first floor, laminate flooring, latch door to the rear lobby.

Rear Lobby

7' 8" x 3' 7" (2.34m x 1.09m)

Multi paned door to the rear, tiled flooring, space for fridge/freezer, door into the bathroom.

Bathroom

7' 7" x 6' 11" (2.31m x 2.11m)

Upvc obscure double glazed window to the rear, panel bath with mains shower attachment and rainfall shower, extractor fan, low level WC with concealed cistern, heated towel rail, vanity wash hand basin with mixer tap, tiled flooring and walls.

First Floor Landing

Latch doors to bedrooms one and two.

Bedroom One

12' 5" x 10' 5" (3.78m x 3.17m)

Upvc double glazed window to the front, radiator, loft hatch.





Bedroom Two

10' 1" x 6' 8" (3.07m x 2.04m)

Upvc double glazed window to the rear, radiator , cupboard/wardrobe housing wall mounted 'Worcester' gas boiler.

Front

The front garden has been laid to shingle to provide and off-street parking space.

Tenure

Freehold

Local Authority

South Gloucestershire

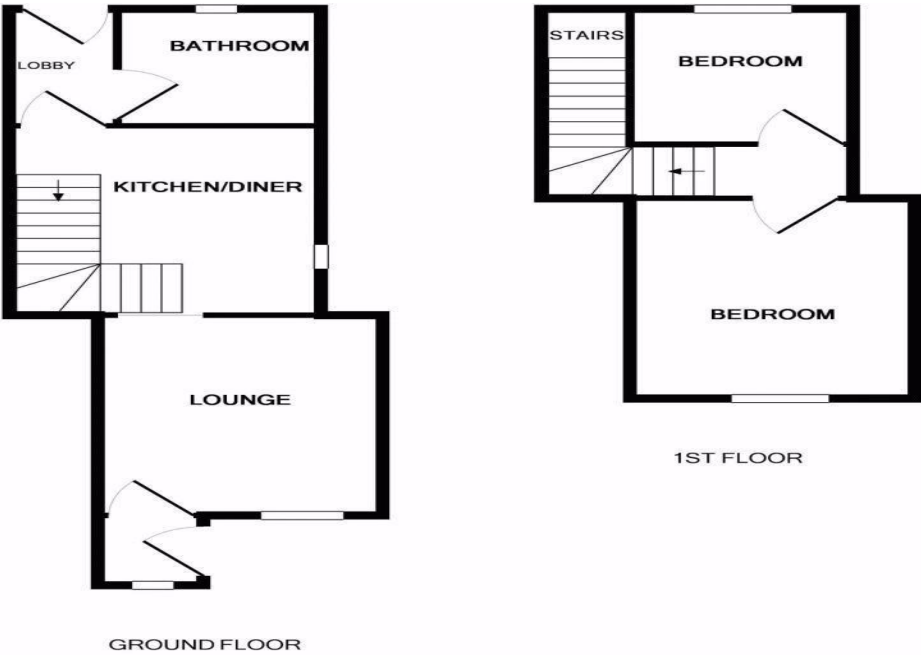
Council Tax Band

Band C



[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current
92+	A	62 D
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2017

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.

Anne James Estate Agents Office
Tel: 0117 9328611

89a Bath Road
Longwell Green
BS30 9DF
info@annejames.co.uk

Bristol