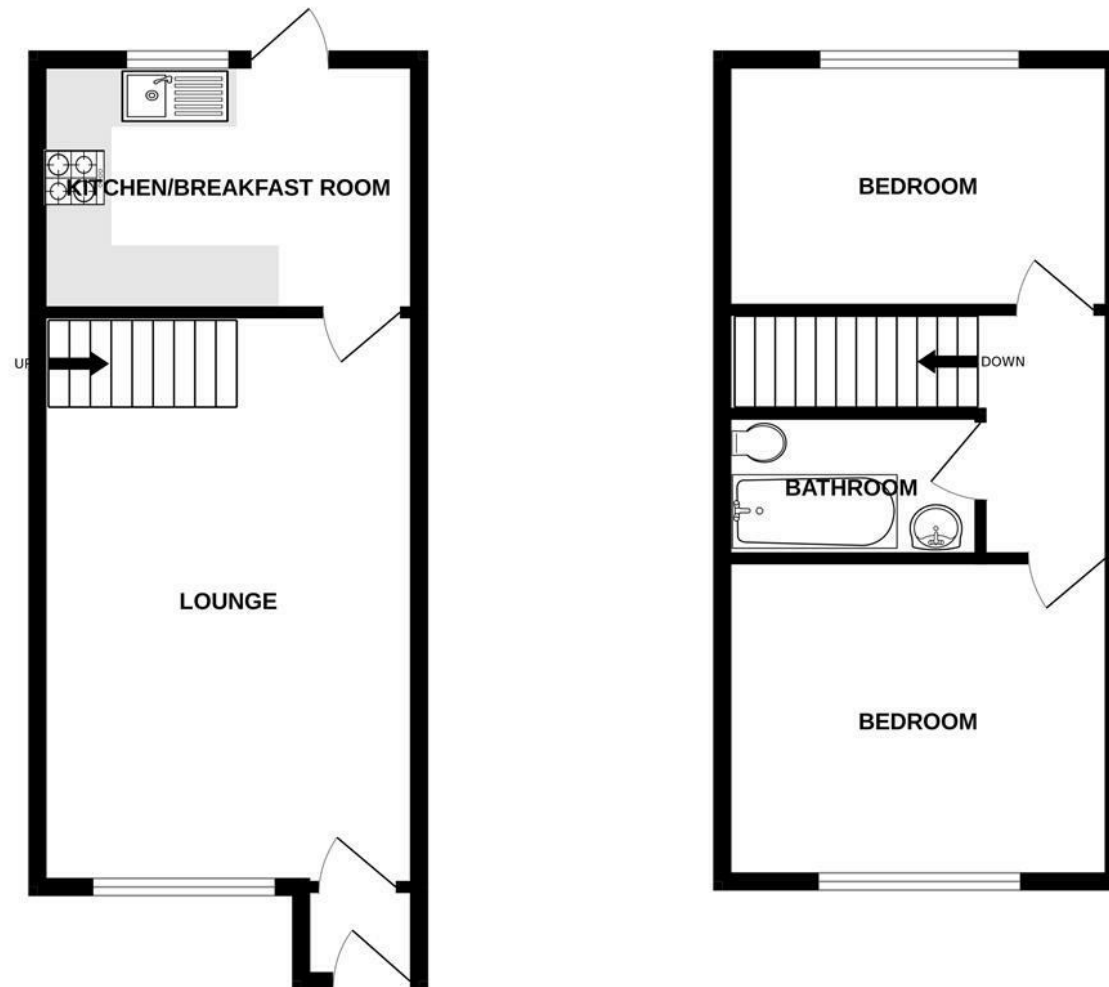


1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 681 sq.ft. (63.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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163 Long Beach Road, Longwell Green, Bristol, BS30 9YD



£265,000

A two double bedroom terraced home that is offered to the market with no onward chain and the benefit of a garage.

- Front and Rear gardens
- Porch
- Lounge
- Kitchen/Breakfast room
- Landing
- Two double bedrooms
- Family bathroom
- Garage
- Marketed with no onward chain

163 Long Beach Road, Longwell Green, Bristol, BS30 9YD

Offered to the market with no onward chain this two double bedroom property is located in a traffic free location and offers accommodation well suited to first time purchasers.

Internally the accommodation comprises of a porch which leads to a good size lounge, which in turn leads to a full width kitchen/breakfast room. To the first floor two double bedrooms are found, in addition to a three piece suite family bathroom.

Externally both front and rear gardens have been landscaped with ease of maintenance in mind and are both laid to a level lawn with fenced boundaries. The rear has the additional benefit of a patio, timber shed and gated lane access. The property further benefits from a single garage located nearby within the block.

INTERIOR

GROUND FLOOR

PORCH 0.9m x 0.9m (2'11" x 2'11")
Glazed door leading to lounge.

LOUNGE 5.7m x 3.8m (18'8" x 12'5")
Double glazed window to front aspect overlooking front garden, radiator, power points, stairs rising to first floor landing, door leading to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 3.8m x 2.5m (12'5" x 8'2")
Double glazed window to rear aspect overlooking rear garden, obscured double glazed door to rear aspect providing access to rear garden. Kitchen comprising range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, space and gas supply for oven with extractor fan over, space and plumbing for washing machine and space and power for upright fridge/freezer. Power points, radiator, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 2.5m x 1.2m (8'2" x 3'11")
Access to loft via hatch, power points, doors to rooms.

BEDROOM ONE 3.8m x 3.2m (12'5" x 10'5")
Double glazed window to front aspect, radiator, power points.

BEDROOM TWO 3.9m x 2.5m (12'9" x 8'2")
Double glazed window to rear aspect overlooking rear garden, radiator, power points, built in storage cupboard housing gas combination boiler.

BATHROOM 2.6m x 1.6m (8'6" x 5'2")
Matching three piece suite comprising pedestal wash hand basin, low level WC and panelled bath with mixer

tap and shower attachment over, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to lawn with fenced boundaries, path leading to front door.

REAR GARDEN

Low maintenance rear garden mainly laid to lawn with fenced boundaries, patio, timber shed, gate leading to rear footpath.

GARAGE

Single garage located nearby within a block. Benefitting from a parking space for one vehicle in front.

TENURE

This property is freehold

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band B according to www.gov.uk website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.gov.uk/>

Flood Risk

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

