


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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9 Stratton Place, Longwell Green, Bristol, BS30 9AU



£500,000

A well cared for three bedroom detached bungalow situated in a quiet cul de sac nearby local amenities.

- Detached ▪ Bungalow ▪ Living room ▪ Kitchen ▪ Three bedrooms ▪ En suite ▪ Bathroom ▪ Driveway ▪ Garage ▪ Rear garden

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9 Stratton Place, Longwell Green, Bristol, BS30 9AU

Nestled in a highly desirable cul-de-sac in Longwell Green, close to local amenities, this charming three-bedroom detached bungalow offers well cared for accommodation throughout.

Upon entry, you are greeted by a spacious hallway that leads to a bright living room with French doors opening to the rear garden. The property also features a separate kitchen, three well proportioned bedrooms, one of which boasts a modern en suite, while the third is currently utilized as a dining room. Completing the interior is a contemporary three piece suite family bathroom.

Externally the property benefits from a garage and driveway to the front of the property while the rear boasts a delightful garden of mainly laid to lawn with great open views. Further to this, there is the added benefit from access to a meadow reserved for residents of Stratton Place.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY

Doors leading to all ground floor rooms and a storage cupboard, access to loft via hatch, radiator and power points.

LIVING ROOM 5.4m x 3.3m (17'8" x 10'9" )

Double glazed French doors and windows to rear garden, radiator and power points.

KITCHEN 3.3m x 2.5m (10'9" x 8'2" )

Double glazed window to rear aspect, matching wall and base units with laminate work surfaces over, integrated fridge/freezer, electric oven and hob with extractor hood over. One and a quarter sink with mixer tap over, space and plumbing for washing machine, tiled flooring and splashbacks. Radiator and power points.

BEDROOM ONE 3.1m x 3m (10'2" x 9'10" )

Double glazed window to front aspect, door leading to en suite shower room, radiator and power points

EN SUITE 1.8m x 1.6m (5'10" x 5'2" )

Double glazed obscured window to front aspect, walk in shower cubicle off mains, pedestal wash hand basin with mixer tap over and a low level WC. Half tiled walls, heated towel rail and shaving power points.

BEDROOM TWO 3.7m x 2.8m (12'1" x 9'2" )

Double glazed window to rear aspect, radiator and power points.

BEDROOM THREE 2.7m x 2.4m (8'10" x 7'10" )

Double glazed window to front aspect, radiator and power points.

BATHROOM 1.9m x 1.8m (6'2" x 5'10" )

Double glazed obscured window to front aspect, panelled bath with mixer tap and shower off mains over, pedestal wash hand basin with mixer tap over and a low level WC. Tiled walls to wet areas, heated towel rail and shaving power points.

EXTERIOR

FRONT OF PROPERTY

Laid to tarmac driveway for one vehicle accessed by dropped kerb and allowing access to garage. Lawn area with patio slab paving to front door.

GARAGE 6m x 2.9m (19'8" x 9'6" )

Garage door to front and pedestrian door to garden. Partially boarded in loft space, Worcester gas combination boiler and power points.

REAR GARDEN

Easterly facing garden with great open views. Mainly laid to lawn with fenced boundaries and a patio area for outdoor dining. Pedestrian door for access to garage.

TENURE

This property is freehold

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

There is an estate charge of £250 payable per annum.

Local authority: South Gloucestershire

Services: All services connected.

Broadband speed: Superfast 70mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

