

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	74	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Shellards Road, Longwell Green, Bristol, BS30

Approximate Area = 848 sq ft / 78.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1286044



DAVIES & WAY

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24a Shellards Road, Longwell Green, Bristol, BS30 9DU



£350,000

A stylishly decorated three bedroom semi detached home offering versatile accommodation near local amenities in Longwell Green.

- Semi detached
- Living room
- Kitchen/Diner
- Three bedrooms
- Two en suites
- Family bathroom
- Allocated parking
- Wrap around garden

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24a Shellards Road, Longwell Green, Bristol, BS30 9DU

Tucked away in a quiet yet convenient location close to the local amenities of Longwell Green, this modern three-bedroom semi-detached home offers beautifully presented and versatile accommodation.

Upon entering, you're welcomed by an entrance hall that leads into a spacious living room, featuring sliding doors that open into a contemporary kitchen/diner. The kitchen is enhanced by bi-folding doors with direct access to the rear garden. Also on the ground floor is a bedroom complete with its own en-suite (this is currently being used as a second living room).

Upstairs, you'll find two further well-proportioned bedrooms. The principal bedroom benefits from a private dressing area and a stylish en-suite, while the second bedroom is served by a contemporary family bathroom.

Outside, the wraparound garden has been thoughtfully designed for low-maintenance enjoyment, with extensive decking and a sociable bar area. Additional benefits include an allocated parking area and a timber storage shed.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 1.2m x 1m (3'11" x 3'3")

Doors leading to both living room and bedroom two, built shelving and tiled flooring.

LIVING ROOM 4.9m x 3.3m (16'0" x 10'9")

Double glazed window to front aspect, sliding glass door to kitchen/diner and a staircase to first floor with storage below. Electric feature fireplace with stone mantle, radiator and power points.

KITCHEN/DINER 1.9m x 0.6m (6'2" x 1'11")

Velux windows, double glazed window and bifolding door to rear garden. Matching wall and base units with work surfaces over and integrated appliances including fridge freezer, dishwasher, electric oven and hob with extractor over. Sink and drainer with a mixer tap over, wall mounted Vaillant combination boiler in cupboard, tiled flooring, radiator and power points.

BEDROOM TWO 3.7m x 2.4m (12'1" x 7'10")

to maximum points. Currently being used as second reception room. Double glazed door to side garden and a door leading to en suite. Radiator and power points.

EN SUITE 1.6m x 1.1m (5'2" x 3'7")

Double glazed obscured window to front aspect, walk in corner shower off mains, pedestal basin with both hot and cold taps and a low level WC. Fully tiled walls and flooring, extractor activated with lighting and a heated towel rail.

FIRST FLOOR

LANDING

Double glazed window to front aspect, doors leading to first floor rooms, access to loft via a hatch and a radiator.

BEDROOM ONE 3.3m x 3m (10'9" x 9'10")

Double glazed window to side aspect, opening leading to dressing room, radiator and power points.

DRESSING ROOM 1.78m x 1.50m (5'10" x 4'11")

(measured into wardrobes) Fitted wardrobes with one cupboard door being access to the ensuite. Power points.

EN SUITE 1.8m x 1.5m (5'10" x 4'11")

Double glazed obscured window to rear aspect, walk in corner shower off mains, pedestal basin with both hot and cold taps and a low level WC. Fully tiled walls and flooring, extractor activated with lighting and a heated towel rail.

BEDROOM THREE 3m x 2.5m (9'10" x 8'2")

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

BATHROOM 7m x 1.8m (22'11" x 5'10")

Double glazed obscured window to front aspect, panelled bath with jets and electric shower over with glass shower panel. Vanity basin unit with drawers below and a mixer tap over, low level WC, tiled splashbacks to wet areas and tiled flooring. Extractor activated with lighting and a radiator.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front with a small lawn area and laid to patio slabs providing path to front door.

GARDEN

Wrap around garden of mainly laid to decking with fenced boundaries and gated side access. Fitted outside bar area, outside taps and power points.

PARKING

Allocated parking space for ample vehicles adjacent to the property with a timber storage shed at the rear of this area.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band B 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

Local authority: South Gloucestershire

Services: All services connected.

Broadband speed: Superfast 80mbps (Source - Ofcom).

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

