



HUNTERS[®]
HERE TO GET *you* THERE

Pearsall Road, Longwell Green

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Asking Price: £400,000

This lovely three bedroom semi detached bungalow is located within the sought after area of Longwell Green and is being sold with no onward chain. Offering easy access to a range of local shops and amenities including convenience stores and supermarkets as well as places to eat and socialise. Transport links include local bus routes in and around the area and the ring road allows travel to places further afield such as Bath, Keynsham and North Bristol.

Once inside you will find a welcoming entrance hall that allows access to the kitchen breakfast room as well as the light and airy bay fronted living / dining room. There are three generous size bedrooms along with a shower room boasting a white suite. To the rear is a wonderful size conservatory with French doors leading to the rear garden which is perfect for relaxing and enjoying those summer days of entertaining family and friends. The front garden is laid to lawn and also features the driveway allowing off street parking for numerous vehicles.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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INTERIOR

ENTRANCE HALL

Double glazed door to front elevation, carpeted flooring, built-in cupboard, ceiling light and radiator.

LIVING / DINING ROOM

5.69m (18' 8") x 3.91m (12' 10")

Double glazed curved box bay window to front elevation, carpeted flooring, fire with surround, ceiling light, wall lights and radiator.

KITCHEN / BREAKFAST ROOM

4.39m (14' 5") x 2.95m (9' 8")

Kitchen offers a selection of wall and base units with work surfaces incorporating a stainless steel sink and drainer with mixer tap, tiled splashbacks, space for cooker, integral fridge freezer, space for dishwasher and space for washing machine. Other room features include double glazed windows to front and side elevations, double glazed door to side, spot lights and tiled flooring.

REAR HALL

Doors to bedrooms and shower room, door with stairs rising to loft, carpeted flooring and ceiling light.

BEDROOM ONE

4.39m (14' 5") x 2.95m (9' 8")

Double bedroom with double glazed window to rear elevation, carpeted flooring, built-in wardrobe, ceiling light and radiator.

BEDROOM TWO

3.66m (12' 0") x 2.62m (8' 7")

Double bedroom with double glazed French doors leading to conservatory, carpeted flooring, ceiling light and radiator.

BEDROOM THREE

2.64m (8' 8") x 2.36m (7' 9")

Double glazed window to side elevation, carpeted flooring, ceiling light and radiator.

SHOWER ROOM

White suite comprising low level W.C, wash hand basin and double shower, tiled walls and flooring, opaque double glazed window to side elevation, extractor, spot lights and chrome towel radiator.

CONSERVATORY

6.91m (22' 8") x 2.36m (7' 9")

Double glazed French doors leading to the garden, carpeted flooring and double glazed windows to side and rear elevations overlooking the garden.

EXTERIOR

REAR GARDEN

Laid to lawn and patio with side access to driveway and front garden, raised flowerbeds with shrubs and hedges enclosed by wood fence and wall borders.

FRONT GARDEN

Laid to lawn with path and driveway

DRIVEWAY PARKING

Driveway parking leading from the front and towards the side of the property providing off street parking for numerous vehicles.

VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 0117 932 5686

OPENING HOURS:

Monday - Friday: 9am - 6pm

Saturday: 9am - 4pm

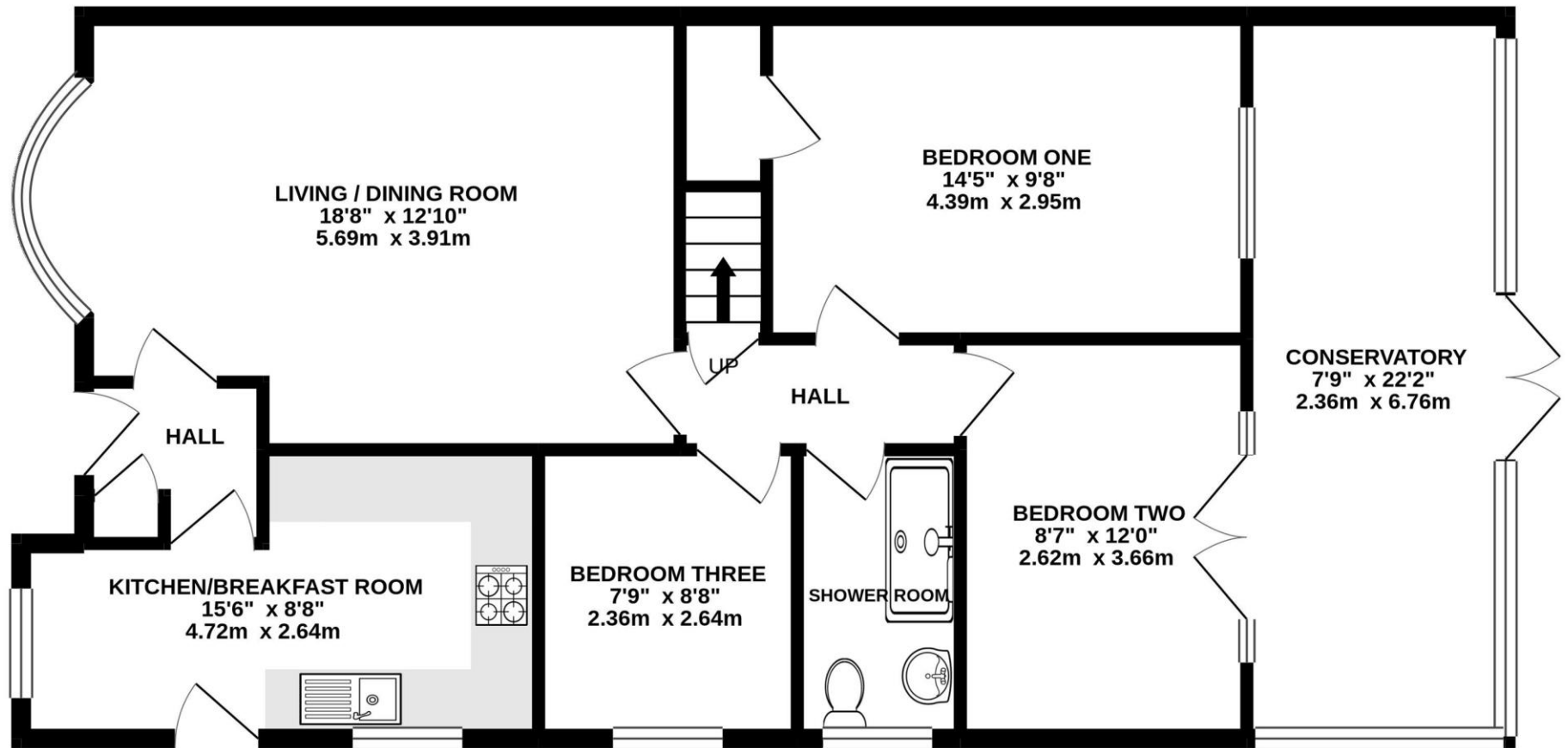
Sunday: Closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.











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