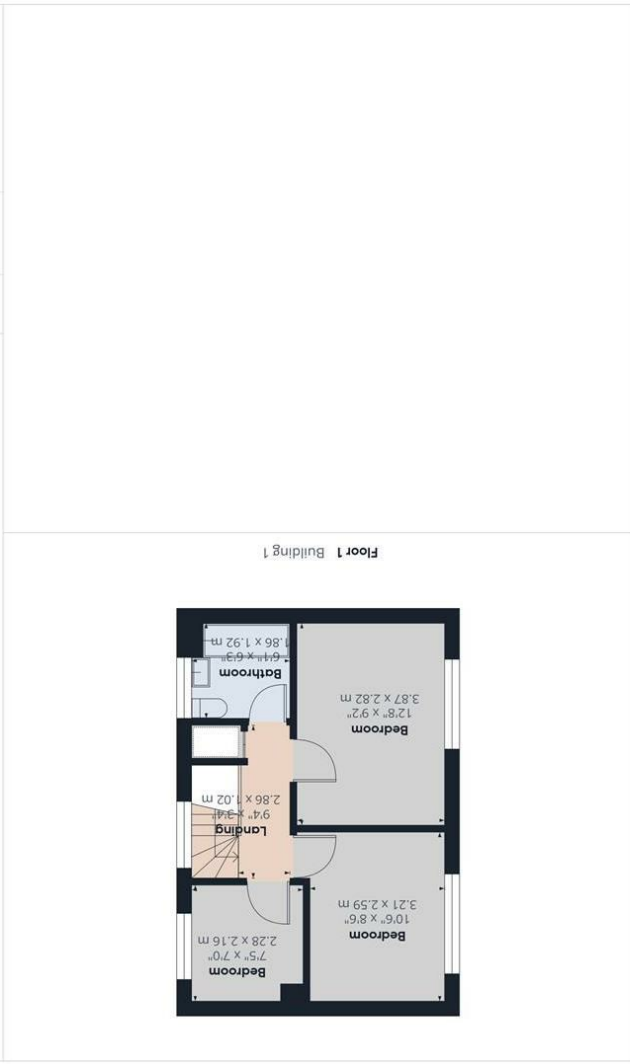


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Garage** 8'0" x 17'4" (2.45 x 5.30)
- Bathroom** 6'1" x 6'3" (1.86 x 1.92)
- Bedroom** 7'5" x 7'1" (2.28 x 2.16)
- Bedroom** 10'6" x 8'5" (3.21 x 2.59)
- Bedroom** 12'8" x 8'5" (3.87 x 2.59)
- Conservatory** 12'3" x 6'2" (3.75 x 1.89)
- Kitchen** 7'10" x 9'4" (2.40 x 2.87)
- Lounge/Diner** 15'4" x 15'9" (4.69 x 4.81)
- Hallway** 9'11" x 6'2" (3.04 x 1.88)

**QIRAFEE360**  
 Calculations are based on RICS PMS 3C standard.  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
 Reduced bedroom  
 Below 5 ft 7.5 m  
 (1) Excluding balconies and terraces  
 Approximate total area  
 916.23 ft<sup>2</sup>  
 85.12 m<sup>2</sup>  
 Reduced bedroom  
 13.08 ft<sup>2</sup>  
 1.21 m<sup>2</sup>



- Detached family home
- Fantastic location
- Requires updating throughout (price reflects this)
- Offered with NO ONWARD CHAIN!
- Lounge/dining Room, conservatory & downstairs WC
- Three bedrooms & bathroom
- Detached garage & driveway providing off street parking
- Lovely rear gardens with courtesy door to garage
- Close to main shopping centres at Longwell Green
- Early viewing highly advised

10 Turners Court, Longwell Green, Bristol, BS30 7DJ  
**£360,000** Freehold

PROPERTY TYPE House - Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

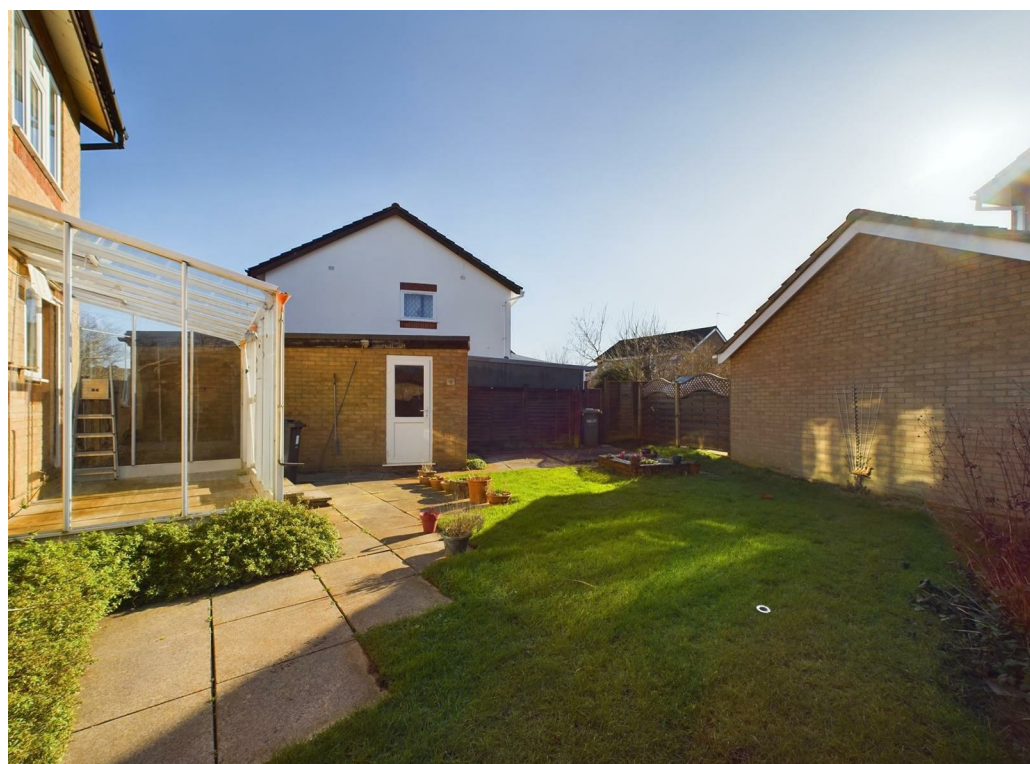
COUNCIL TAX BAND D



Modern detached family home, situated in a lovely location!

Now needing a new owner, this one requires some updating, and has great sized accommodation and a super rear garden.

Offered with NO CHAIN!



### the location

Set in this popular location, there is a whole range of facilities literally on the doorstep, including Aspects Leisure complex with gym, swimming pool, cinema complex and eateries. Gallagher Retail park is also a short distance away with a number of national retailers including Marks and Spencers, Next and Costa. The Avon ring road is readily accessible, as is the Bristol to Bath cycle path. Bristol 4.5 miles Bath 7.9 miles.



*Offered for sale with no onward chain!*

just a thought...

Ideal for those wishing to make their own mark, detached home with no onward chain - view now!