



Connells

Auburn Avenue
Longwell Green Bristol



Property Description

An ideally located four bedroom semi detached property in the ever popular Long Beach Road area . The property briefly comprises entrance hall, lounge,kitchen/diner. From the dining area there are doors out to the conservatory. On the first floor there are four bedrooms with en-suite to the main bedroom and a family bathroom To the rear is an enclosed garden and to the front is a garage and driveway for several vehicles This property is offered CHAIN FREE

Entrance Hall

Double glazed window to the front, double glazed door to the side, laminate wood effect flooring, door to the lounge.

Lounge

13' 2" x 13' 8" max (4.01m x 4.17m max)
Double glazed window to the front, radiator, stairs to the first floor, electric fire suite.

Kitchen / Dining Room

13' 7" x 10' 4" (4.14m x 3.15m)
Double glazed door to the conservatory, double glazed window to the rear, a range of fitted wall and base units, rolled edge work tops, tiled splashbacks, under counter electric oven, one and a half bowl stainless steel sink unit with mixer tap, electric hob, space for washing machine, space for fridge/freezer, tiled flooring, under stairs storage cupboard.

Conservatory

A good size conservatory that is half brick and double glazed with tiled floor, radiator and double glazed french doors to the rear garden.

First Floor Landing

Loft access with loft ladder, light and power.

Bedroom One

9' 3" x 9' 1" (2.82m x 2.77m)
Double glazed window to the front, a range of

fitted wardrobes and over head storage cupboards, radiator.

En- Suite

Enclosed shower cubicle, pedestal hand basin, low level WC, tiled splashbacks, extractor fan.

Bedroom Two

12' 9" x 7' 4" (3.89m x 2.24m)
Double glazed window to the front, radiator.

Bedroom Three

13' 8" x 6' 6" (4.17m x 1.98m)
Double glazed window to the rear, radiator.

Bedroom Four

9' 6" x 7' 5" max (2.90m x 2.26m max)
Double glazed window to the front, radiator.

Bathroom

Panel bath with shower over, pedestal hand basin, low level WC, tiled splashbacks, radiator.

Front Garden

Driveway for several vehicles, decorative gravel

Rear Garen

Enclosed by fencing with decorative gravel and wooden shed.

Garage

Metal up and over door, courtesy door to the rear garden,wall mounted gas boiler, light and power.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

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Tenure: Freehold



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