



Not for marketing purposes INTERNAL USE ONLY

Long Beach Road
Longwell Green Bristol



Property Description

A lovely end of terrace in cul de sac location, on a really good size plot with a generous front garden, rear garden and a detached garage with driveway for 2-3 vehicles. To the ground floor is an entrance hall, good size lounge, kitchen/dining room and conservatory. to the first floor there are two double bedrooms and bathroom. Viewing is recommended to appreciate all this property has to offer.

Entrance Hall

Double glazed door to the front and wood and glazed panel door to the lounge.

Lounge

15' 9" max x 11' 9" (4.80m max x 3.58m)

Double glazed door to the front, media wall, stairs to the first floor, laminate wood effect flooring, radiator.

Kitchen/ Diner

11' 8" x 8' 8" (3.56m x 2.64m)

Double glazed window to the rear, double glazed door to the conservatory, a range of fitted wall and base units with rolled edge worktops, tiled splashbacks, stainless steel sink unit with mixer tap, space for washing machine, space for electric cooker., space for fridge/freezer, breakfast bar, heated towel radiator, tiled flooring.

Conservatory

half brick and double glazed with double glazed door to the rear garden, laminate wood effect flooring electric heater.

First Floor Landing

Loft access

Bedroom One

11' 8" x 8' 9" (3.56m x 2.67m)

Double glazed window to the rear, radiator, cupboard housing the gas boiler

Bedroom Two

11' 9" x 7' 6" (3.58m x 2.29m)

Double glazed window to the front, radiator.

Bathroom

Double glazed frosted window to the side, panel bath with mains shower over, vanity sink unit, low level WC, heated towel radiator, tiled splashbacks, down lighters, extractor fan.

Front Garden

A generous sized front garden, mainly laid to lawn with a paved patio and side access.

Rear Garden

enclosed with paved patio, brick built BBQ, water tap, borders hosting plants and shrubs, water tap

Garage

A detached garage with metal up and over door, motion sensor light inside and driveway to the front for 2-3 vehicles





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0117 932 8684
E longwellgreen@connells.co.uk

131 Bath Road Longwell Green
 BRISTOL BS30 9DD

EPC Rating: Awaited

check out more properties at connells.co.uk

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLG104010 - 0003