

for sale

offers over **£300,000**



## Beaumont Close Longwell Green Bristol BS30 9XN

The area is a good location well-served by public transport, bus stops providing easy access to central Bath & Bristol & nearby locations. The train station is in Keynsham. There are several primary schools in the vicinity, including Barrs Court Primary School. & Cadbury Heath medical centre nearby





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## Entrance Porch

Double glazed door to the front, double glazed ceiling to floor window to the front, radiator, laminate wood effect flooring and door to the lounge

## Lounge/ Diner

17' 5" max x 13' ( 5.31m max x 3.96m )

Double glazed window to the front, laminate wood effect flooring, stairs to the first floor, 2x radiator.

## Kitchen

13' x 8' 9" ( 3.96m x 2.67m )

Double glazed window to the rear, double glazed door to the rear garden. a range of modern style wall and base units, rolled edge work tops, space for fridge/freezer, space for washing machine,

under counter gas oven, 5 ring gas hob, cooker hood, stainless steel sink unit with mixer tap, tiled flooring, radiator, cupboard housing gas boiler.

## First Floor Landing

Loft access (part boarded), radiator

## Bedroom One

13' x 9' 6" ( 3.96m x 2.90m )

Double glazed window to front, radiator, wardrobe

## Bedroom Two

13' x 9' ( 3.96m x 2.74m )

Double glazed window to the rear, built in airing cupboard, radiator.





## Shower Room

Double glazed frosted window to the side, enclosed shower cubicle, vanity sink unit, low level WC, 2 x extractor fans, tiled splashbacks, radiator.

## Front Garden

Open plan with driveway to the side

## Rear Garden

A good size enclosed garden lawned area, paved patio area, wooden shed, side access, borders hosting plants and shrubs

## Driveway

To the side of the property.





**Ground Floor**

**First Floor**

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](http://www.focalagent.com)

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Property Ref: BLG104093 - 0007

**Tenure:** Freehold

**EPC Rating:** C

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