





Property Description

Nestled in a charming terrace, this beautifully presented cottage welcomes you with an inviting entrance hall leading to a spacious dining room and a cosy lounge featuring a characterful log burner. The modern-style kitchen is fitted with sleek integrated appliances and is complemented by a contemporary bathroom. Upstairs, the first floor offers three generously sized bedrooms, ideal for family living or flexible use. To the rear, the low-maintenance wraparound garden with artificial turf provides a perfect setting for outdoor entertaining, relaxing, or alfresco dining—ideal for enjoying sunny days with friends and family. The property also benefits from a private driveway accommodating 1–2 vehicles, complete with an electric vehicle charging point for added convenience.

Entrance Hall

Door to the front, laminate wood effect flooring, stairs to the first floor, original style feature arch, radiator.

Lounge

14' 6" max x 12' 6" (4.42m max x 3.81m)
Double glazed window to the rear, inset log burner, understairs storage cupboard, radiator with cover.

Dining Room

12' 6" x 11' 1" (3.81m x 3.38m)
Double glazed window to the front, radiator, fireplace, radiator

Kitchen

13' 9" x 6' 5" (4.19m x 1.96m)
Double glazed window to the side, a range of fitted wall and base units with work tops and low level matching splashbacks, space for fridge/freezer, space for fridge, one and a half bowl stainless steel sink unit with mixer tap, under counter double electric oven, induction hob with cooker hood over, down lighters, cupboard concealing the gas boiler, integrated fridge, space for freezer, tiled flooring, double

glazed door to the rear garden

Bathroom

Double glazed frosted window the rear, a three piece bathroom suite comprising panel bath with mixer tap and shower attachment, pedestal hand basin, low level WC, tiled splashbacks, laminate wood effect flooring, down lighters, extractor fan, radiator.

First Floor Landing

Two loft accesses one with loft ladder.

Bedroom One

14' 6" x 12' 4" (4.42m x 3.76m)
Double glazed window to the front, radiator

Bedroom Two

9' 9" x 8' 6" max (2.97m x 2.59m max)
Double glazed window to the rear, radiator

Bedroom Three

9' 6" x 5' 6" (2.90m x 1.68m)
Double glazed window to the rear, radiator

Cloakroom/ Wc

low level Wc, wash hand basin

Rear Garden

A lovely low maintenance wrap around garden laid to artificial lawn and wooden shed.

Parking

There is a driveway for 1-2 vehicles with electric charging point





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

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

131 Bath Road Longwell Green
 BRISTOL BS30 9DD

EPC Rating: Council Tax
 Awaited Band: B

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Tenure: Freehold



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