



HUNTERS
FOR SALE

HUNTERS[®]
HERE TO GET *you* THERE

81 Longway Avenue, Whitchurch, Bristol, BS14 0DW

81 Longway Avenue, Whitchurch, Bristol, BS14 0DW

£262,500

Welcome to this absolutely delightful three bedroom terraced home that's just come on the market for sale. The property is in good condition, ready and waiting for you to add your personal touch.

As you step inside, you'll be greeted by a charming reception room that boasts a lovely garden view, offering a serene space perfect for unwinding after a busy day.

The sleeping accommodation is wonderfully versatile. The house has three bedrooms, two of which are double-sized, offering ample space for a family or a couple needing a home office or guest room. The third bedroom is particularly spacious, making it a versatile space to suit your needs.

The property also benefits from a large bathroom, a real sanctuary where you can enjoy a relaxing bath or a refreshing shower.

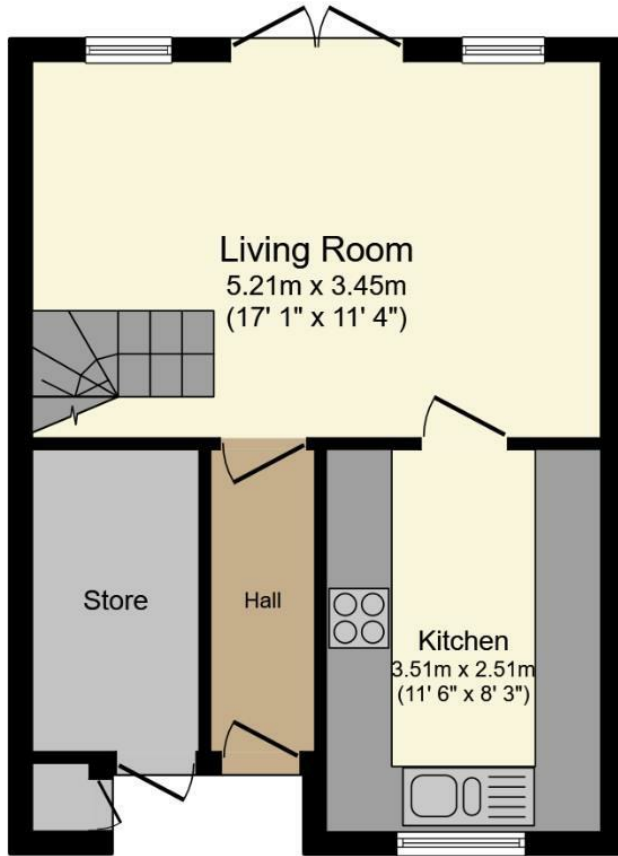
The kitchen, overlooks the front with views of Clifton Suspension Bridge.

Stepping outside, you'll find yourself surrounded by green spaces, making it an ideal location for families and couples who enjoy a good balance of city and country living.

Further benefits include a garage which is located in a block with ample communal parking as well as a large storage room.

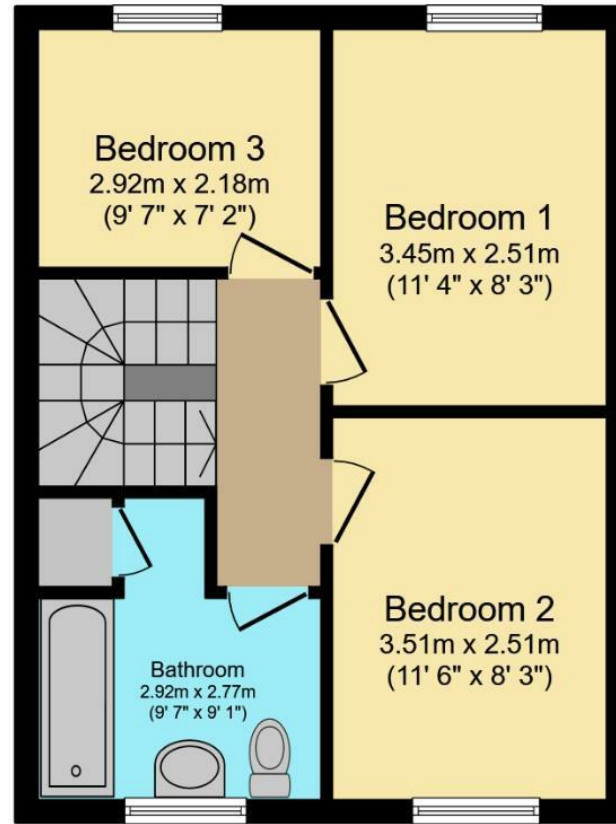
Call the office to arrange your viewing!!

Hunters Whitchurch 28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444
whitchurch@hunters.com | www.hunters.com



Ground Floor

Floor area 35.2 m² (379 sq.ft.)

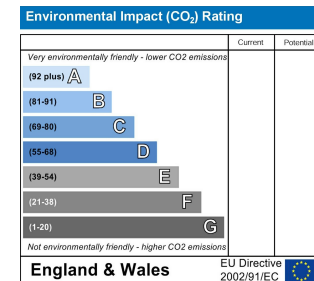
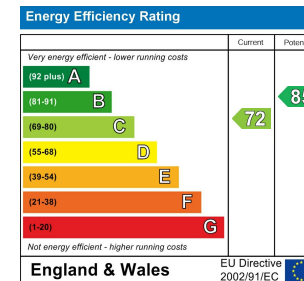


First Floor

Floor area 36.8 m² (396 sq.ft.)

TOTAL: 71.9 m² (774 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



ENTRANCE HALLWAY

Double glazed entrance door into hallway.

LOUNGE

17'10 x 11'4

uPVC double glazed French doors with matching side windows to rear elevation, large storage cupboard, stairs rising to first floor.

KITCHEN

11'6 x 8'3

uPVC double glazed window to front elevation, fitted with a range of wall and base units with work tops over, single drainer sink unit with mixer tap over, plumbing for automatic washing machine, space for fridge and freezer, built in electric oven and hob with extractor hood over. vinyl flooring.

FIRST FLOOR LANDING

Doors to accommodation, loft access.

BEDROOM ONE

11'4 x 8'3

uPVC double glazed window to rear elevation, radiator.

BEDROOM TWO

11'6 x 8'3

uPVC double glazed window to front elevation, radiator.

BEDROOM THREE

9'7 x 7'2

uPVC double glazed window to rear elevation, radiator.

BATHROOM

9'7 x 9'1

uPVC double glazed window to front elevation, panelled bath with electric shower over, low level w.c, pedestal wash hand basin, extractor fan, vinyl flooring.

OUTSIDE

FRONT GARDEN

Path to front door, boundary enclosed by wooden fence

panels, large storage cupboard housing wall mounted combination boiler, further storage cupboard.

REAR GARDEN

Boundary enclosed by wooden fence panels, rear access gate, mainly laid to lawn.

GARAGE LOCATED IN A BLOCK


Up and over garage door, ample communal parking.

Material Information - Whitchurch

Tenure Type; FREEHOLD

Council Tax Banding; B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







