



Longway Avenue, Bristol

- Mid terrace family home
- Lounge
- Four piece bathroom suite
- Double glazed
- Ample communal parking

- Three generous bedrooms
- Kitchen
- Gas central heating
- Garage located in a block
- NO ONWARD CHAIN!!!

£260,000

Tenure: Freehold

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Longway Avenue, Bristol

DESCRIPTION

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.

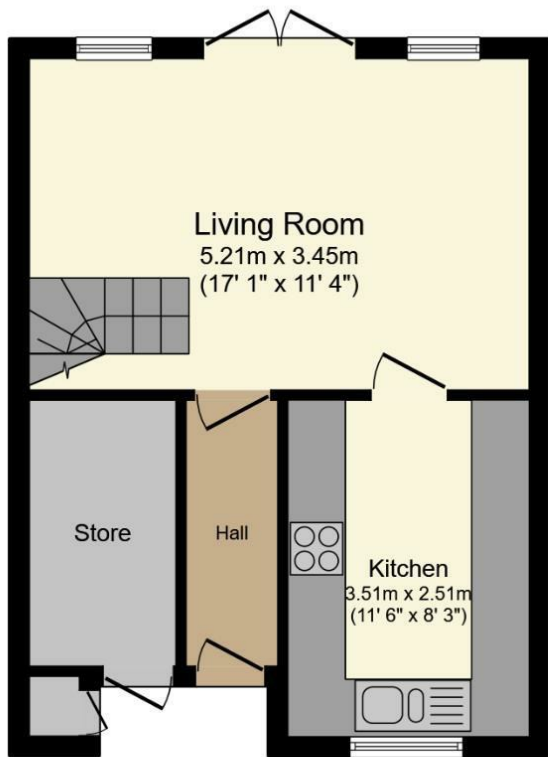
Stepping outside, you'll find yourself surrounded by green spaces, making it an ideal location for families and couples who enjoy a good balance of city and country living.

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!!

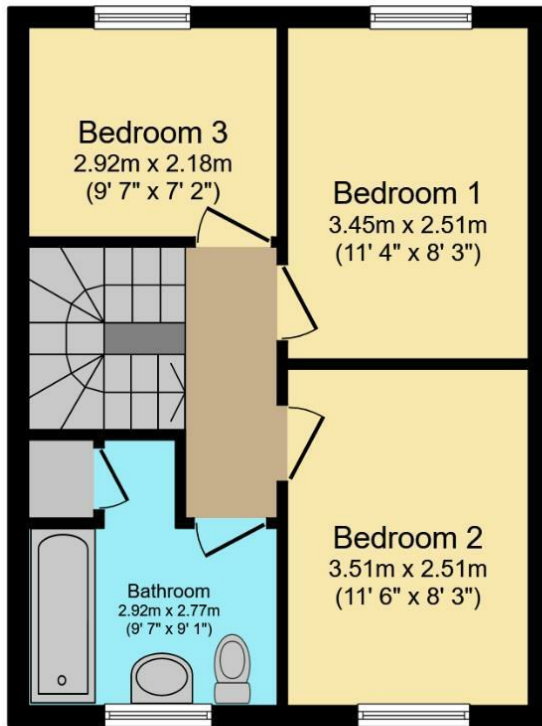


Council Tax:



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

Viewing

Please contact our Hunters Whitchurch Office on 01275 891444 if you wish to arrange a viewing appointment for this property or require further information.

28 Belland Drive, Whitchurch, BS14 0EW

Tel: 01275 891444 Email:

whitchurch@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		85	(92 plus) A
(81-91) B			(81-91) B
(69-80) C		72	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	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.

THINKING OF SELLING? 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

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