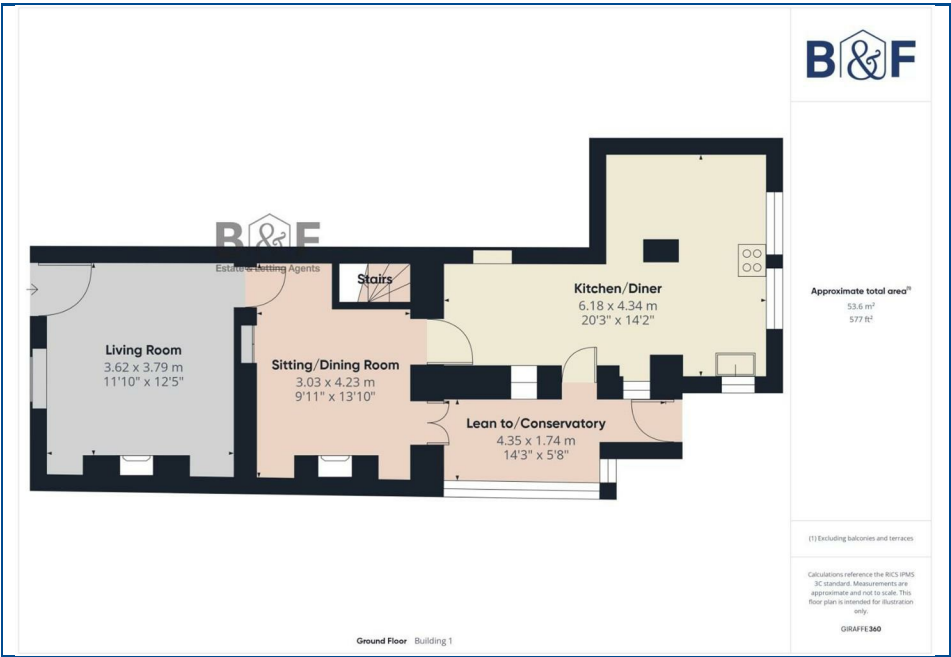


Brunt & Fussell

t: 01179566004 e: info@bruntandfussell.co.uk www.bruntrandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Dates Back To Pre-1900's
- Double Garage
- Two Bedrooms
- Modern Bathroom
- Walking Distance to Local Shops
- Many Original Features
- Private Mature Garden
- Two Reception Rooms
- Popular Road
- No Onward Chain

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

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.



107 Bath Road, Longwell Green, Bristol, BS30 9DD
£395,000



- Living Room 11'10 x 12'5
- Sitting/Dining Room 9'11 x 13'10
- Kitchen/Diner 20'3 x 14'2
- Conservatory/Lean To 14'3 x 5'8
- Landing 9'11 x 6
- Bedroom One 12'8 x 12
- Bedroom Two 13'1 x 6'8
- Bathroom 9'10 x 7'7
- Large Front Garden
- Mature Private Rear Garden
- Double Garage Electric Door 17'3" x 18'6"
- Secure Parking via Double Gates

Offered with no onward chain and nestled on the charming Bath Road in Longwell Green, is this delightful semi-detached cottage, believed to date back to 1828, which offers a unique blend of character with original features. The cottage has been owned by the current owner for the past 39 years.

The property does requires updating and modernising, but is idea for those who would like something with character to put their own contemporary twist onto the cottage.

The accommodation comprises living room, sitting/dining room. kitchen/diner. lean to on the ground floor with two double bedrooms and a modern bathroom to the first floor level.

One of the standout features of this property is its private mature garden, ideal for gardening enthusiasts or simply enjoying a quiet afternoon in the sun. Additionally, the property boasts a double garage/workshop that has possible potential to convert into another dwelling (subject to planning permission). There is secure parking via double gates.

Throughout the cottage, you will find many original features that add to its charm and character.

With its prime location in Longwell Green, residents can enjoy easy access to local amenities, schools, and transport links to both Bristol and Bath. Making it an ideal choice for families and professionals alike. This enchanting cottage is a rare find and is sure to capture the hearts of those who visit. Don't miss the opportunity to make this charming property your own.

Energy Rating TBC. Council Tax C.

** PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR**

