



Connells

Longmoor Road
Bristol



Property Description

Located in one of Bristol's most sought after locations, Longmoor Road is a delightful quiet street with a vast array of open green spaces nearby including Greville Smyth Park, Ashton Court Estate and Gores Marsh Park only a 7 minute walk away. This property has easy access to Bristol City Centre, Bristol International Airport and the Bristol Link Road. These are excellent transportation links making this one of the most convenient and valued locations in Bristol. This Ashton location offers the flourishing independent shops, bars, cafes and restaurants of North Street including the popular Tobacco Factory, The Malago and a community centre that runs workshops, fitness classes and outreach events. These amenities are ideally located only a 5 minute walk away. This excellent home is in close proximity to Whapping Wharf and Bristol Temple Meads train station. Many well-respected schools are nearby.

Dining Room

11' 6" x 11' (3.51m x 3.35m)
Open plan fireplace, double glazed window to front, radiator, flooring

Kitchen

14' 1" x 7' 2" (4.29m x 2.18m)
Fully fitted kitchen, worktops, double glazed window to rear, side access via door

Landing

Double glazed window to side

Agent Note: We have been informed that the boiler is no longer working and may need replacing , however there is another source of heating within the property.

Entrance Hall

Lounge

14' 7" x 11' 1" (4.45m x 3.38m)
Flooring, double glazed window to rear, radiator, gas fireplace

Bedroom 1

13' 9" x 11' 2" (4.19m x 3.40m)

Carpeted, double glazed window to rear

Bedroom 2

10' x 10' 11" (3.05m x 3.33m)

Open fireplace, flooring, double glazed window to front, radiator

Bedroom 3

11' 5" x 7' 1" (3.48m x 2.16m)

Double glazed window to rear, flooring, radiator,

Bathroom

Irregularly shaped, bath, WC, wash hand basin, double glazed window to front

Front Garden

Steps to front, flowerbed

Rear Garden

Fully enclosed private south facing garden with side access

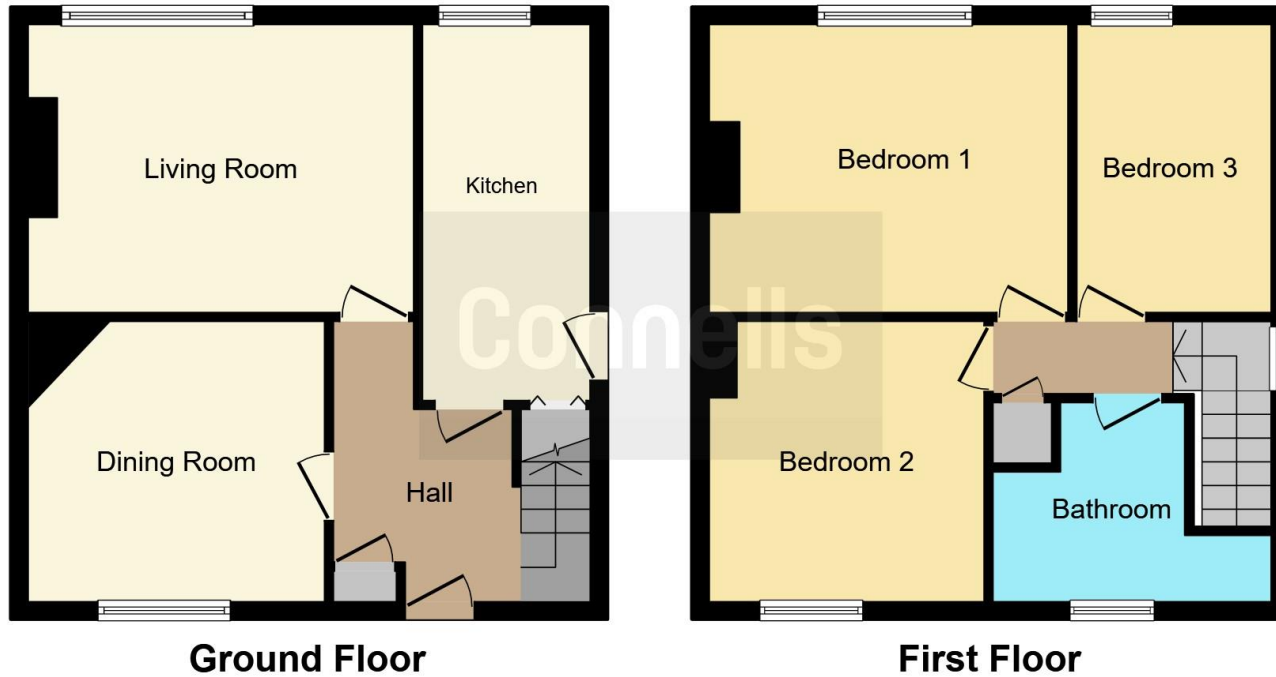
Parking

1 space with a dropped kerb









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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EPC Rating: Awaited

Tenure: Freehold

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