

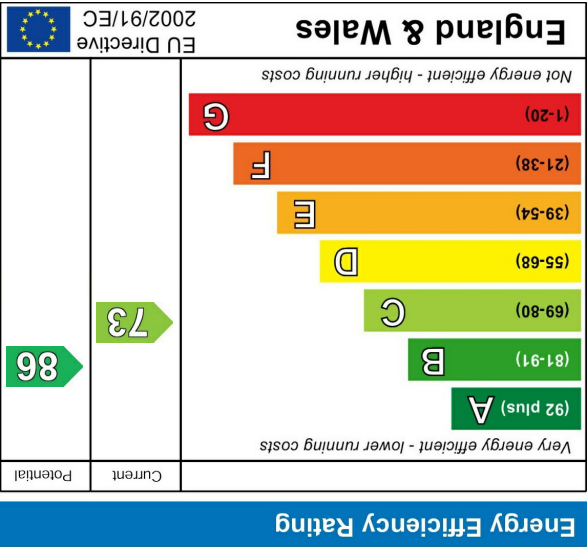
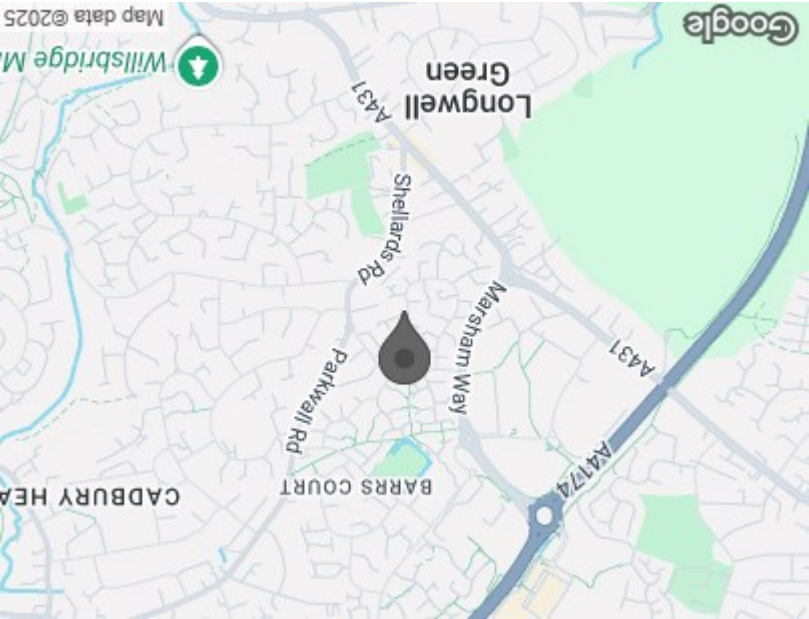


FLOOR PLAN



Miles were measured by hand made to ensure the accuracy of the figures contained here. Measurements of doors, windows, stairs and other items are approximate and no responsibility is taken for any variations or omissions. This plan is for guidance only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made with regards to their operation or efficiency can be given.

AREA MAP



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



PRINCES COURT
LONGWELL GREEN, BRISTOL, BS30 7EB
£260,000



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Ground Floor

Lounge

Kitchen/Dining Room

First Floor

Landing

Bedroom One

Bedroom Two

Shower Room

External

Garden

Garage

M Coleman Estate Agents are delighted to present this wonderful two-bedroom mid-terrace home tucked away in the sought-after Princes Court, Longwell Green. Perfect for first-time buyers or those looking to downsize, the property offers light-filled rooms and a practical layout.

A welcoming lounge sets the scene on the ground floor, featuring a classic gas fire within a black marble surround and a staircase rising to the first floor. A door leads to the kitchen, fitted with a range of wall and base units providing generous storage with space for a gas cooker, fridge-freezer and plumbing for a washing machine.

Beyond there is a conservatory where French doors and windows over look out to the garden.

To the first floor are two double bedrooms, both include fitted wardrobes with the larger enjoying a peaceful rear aspect.

A contemporary shower room presents a white suite comprising walk-in shower, low-level WC and basin, while a useful storage cupboard houses the gas combination boiler.

The low-maintenance rear garden is predominantly paved and bordered by timber fencing and mature evergreen trees creating a private outdoor retreat. A single garage, located in a nearby block, can be accessed from the road or via a pedestrian walkway at the rear of the garden.

Princes Court is conveniently located, providing easy access to local amenities to include local schools, supermarkets, transport links and the well regarded Gallagher Retail Park and Aspects Leisure Park making it an ideal choice for first time buyers, small families and downsizers alike.

