



**LONG CLOSE**  
, BRISTOL, BS16 2UF  
**£294,000**





**Ground Floor**

**Hall**

**Lounge**

13'5 x 10'4

**Kitchen/Diner**

13'5 x 9'3

**Conservatory**

12'9 max x 8'6 max

**First Floor**

**Landing**

**Bedroom**

13'5 max x 10'8 max

**Bedroom**

11'8 max x 6'9

**Bathroom**

6'5 x 6'3

**External**

**Garden**

**Off Road Parking**



NO ONWARD CHAIN

M. Coleman are delighted to present this two double bedroom semi-detached home, positioned within a highly sought-after and tranquil cul-de-sac. Ideally situated just moments from open green spaces and excellent transport links, the property represents an outstanding opportunity for first-time buyers, downsizers, or professionals.

Upon entering, the hallway provides access to the entire ground floor. The spacious living room features a double-glazed window to the front elevation and a gas-effect fire with a wooden surround and marble-effect hearth. An archway leads through to the kitchen/dining area, which offers a range of wall and base units, plumbing for a washing machine, an electric oven with gas hob and extractor over, an integrated fridge and a cupboard housing the combination boiler.

A wooden conservatory with double-glazed windows and patio doors opens onto the enclosed rear garden.

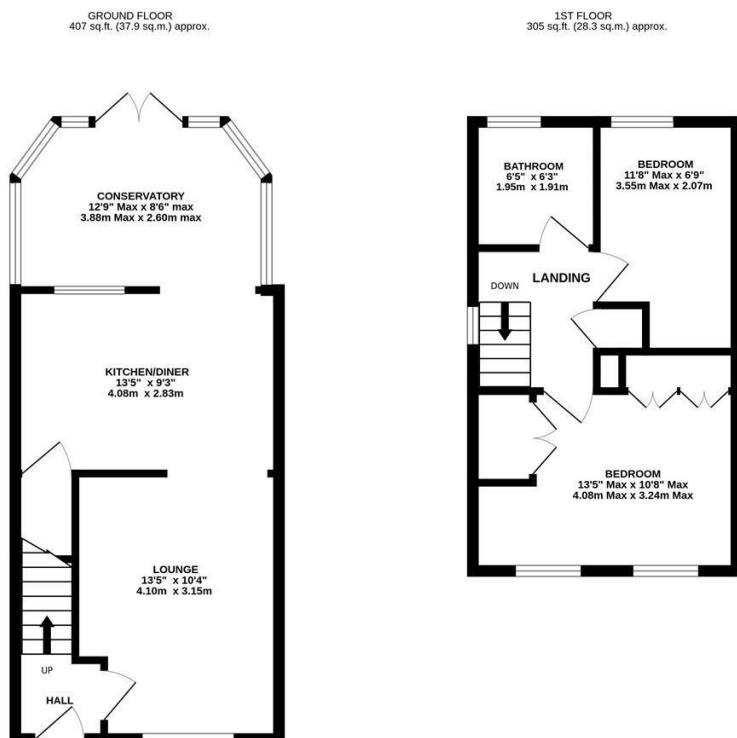
To the first floor are two well-proportioned double bedrooms, with the principal bedroom benefiting from a range of modern fitted wardrobes. The bathroom comprises a white suite with an electric shower over the panelled bath, pedestal wash hand basin and low-level WC.

Externally, the property provides a driveway, side access, and an enclosed rear garden predominantly laid to patio with mature shrubs, bushes and a garden shed.

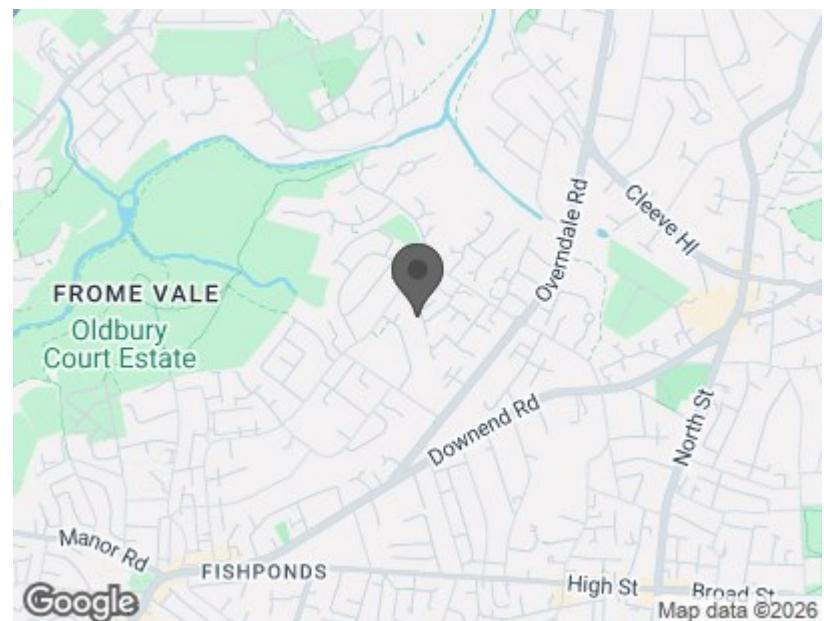
Offered for sale with no onward chain, this home boasts convenient access to central Bristol, the Bristol Ring Road, and the M32/M4/M5 motorway network, making it ideal for commuters. Downend and Fishponds also offer excellent local schools, a variety of shops, and numerous amenities.



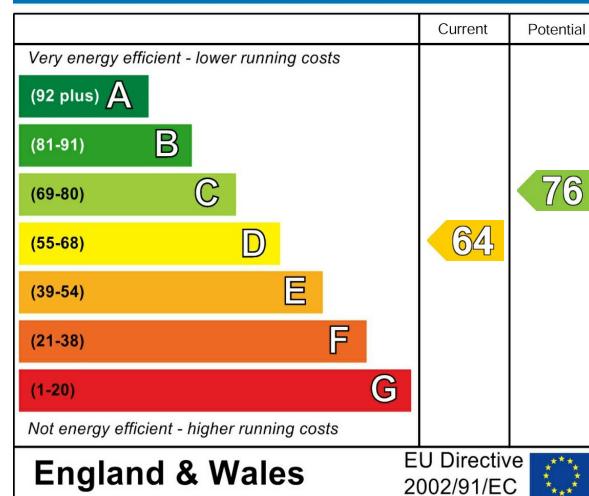
## FLOOR PLAN



## AREA MAP



## Energy Efficiency Rating



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