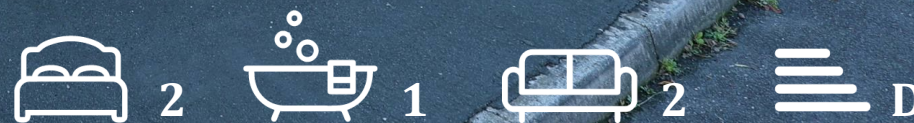




**LONG CLOSE**  
**, BRISTOL, BS16 2UF**  
**£294,000**





## 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.

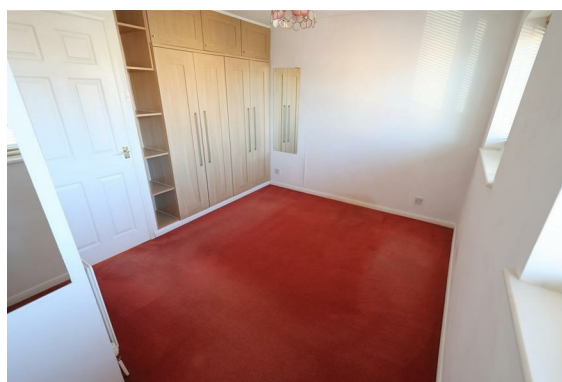
Upon entering, the hallway provides access to the entire ground floor. The spacious living room features a double-glazed window to the front elevation and a gas-effect fire with a wooden surround and marble-effect hearth. An archway leads through to the kitchen/dining area, which offers a range of wall 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.

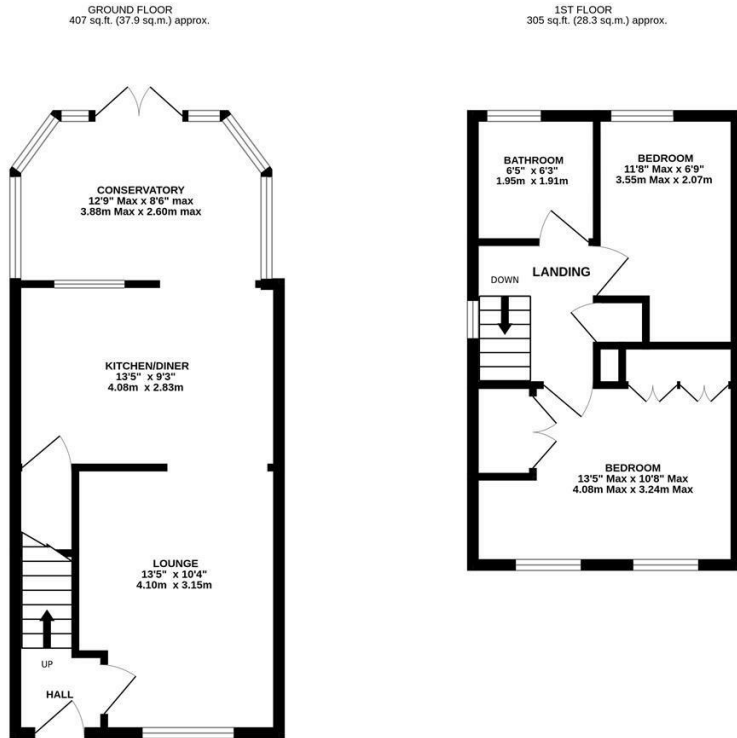
To the first floor are two well-proportioned double bedrooms, with the principal bedroom benefiting from a range of modern fitted wardrobes. The bathroom comprises a white suite with an electric shower over the panelled bath, pedestal wash hand basin and low-level WC.

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.

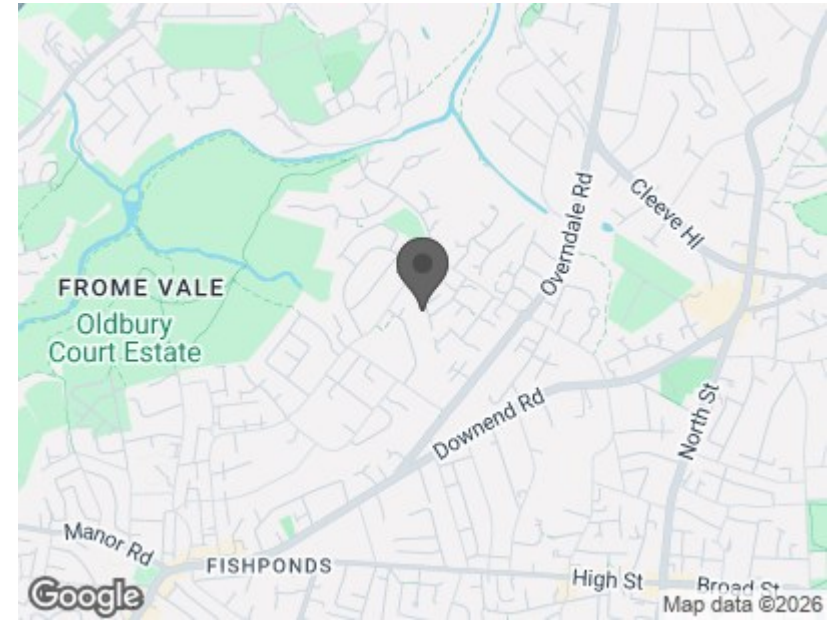


# FLOOR PLAN



TOTAL FLOOR AREA: 712 sq.ft. (66.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# AREA MAP



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.