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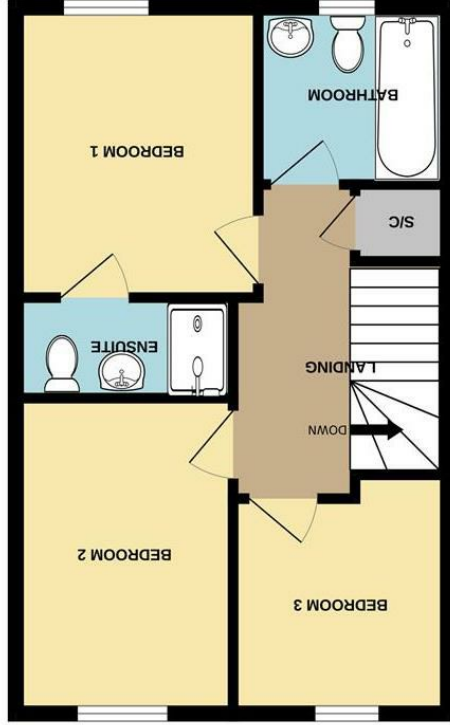
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**Get in touch to arrange a viewing!**

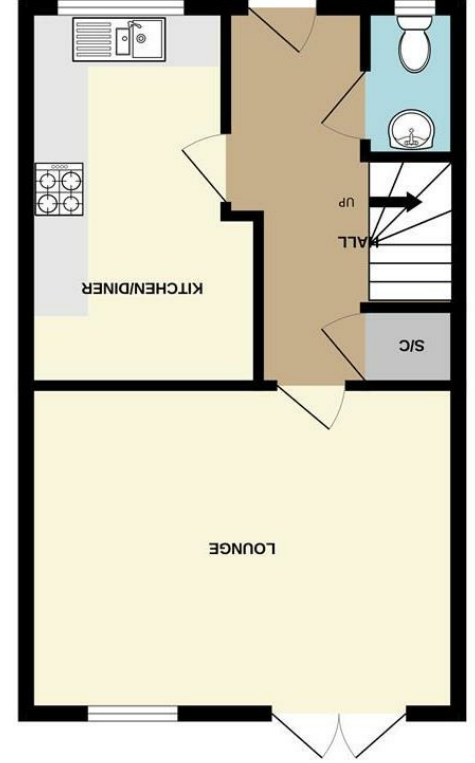
**Like what you see?**



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1ST FLOOR



GROUND FLOOR



**18 Hoopers Walk, Longwell Green, Bristol, BS30 9DZ**  
**Offers In Excess Of £350,000**





Council Tax Band: C | Property Tenure: Freehold

**MODERN LIVING WITH A VIEW!!** Located on this modern estate in Longwell Green you will find this superb three bedroom semi-detached home! With a cul-de-sac position and views to rear, it truly offers a pleasant spot! Amenities, on site play park, schools, walk routes and ring road connections are close by, great location! The accommodation comprises: entrance hall, cloakroom, kitchen/diner and lounge to the ground floor. The first floor offers three good size bedrooms (bedroom one with en-suite) and the main bathroom. Externally the property boasts a rear garden with views of fields to rear, driveway parking and a single garage located next to the property. This home has been well maintained and offers space and light throughout! Don't miss out, call today to arrange your viewing!



**Entrance Hall**

14'11" max x 7'10" n/t 4'1" (4.55m max x 2.39m n/t 1.24m)  
Double glazed door to front, wood effect flooring, radiator, understairs storage cupboard with fuse board, stairs to first floor landing.

**Cloakroom**

5'6" x 3'3" (1.68m x 0.99m)  
Double glazed window to front, W.C, wash hand basin with vanity, tiled splashbacks, tiled flooring, extractor fan, spotlights, radiator.

**Lounge**

12'1" x 15'10" (3.68m x 4.83m)  
Double glazed window to rear, double glazed French doors to rear, two radiators, wood effect flooring.

**Kitchen/Diner**

13'11" x 7'9" (4.24m x 2.36m)  
Double glazed window to front, wall and base units, gas hob, electric oven, 1 1/2 bowl sink with drainer, worktops, cooker hood, splashbacks, tiled flooring, spotlights, radiator, space for fridge/freezer, space for washing machine, wall cupboard housing gas combi boiler.

**First Floor Landing**

12'0" max x 7'5" max (3.66m max x 2.26m max)  
Radiator, loft access (ladder and light), storage cupboard with light.

**Bedroom One**

10'9" x 8'11" (3.28m x 2.72m)  
Double glazed window to front, radiator, door to en-suite.

**En-Suite**

3'8" x 8'0" max (1.12m x 2.44m max)  
Shower cubicle, wash hand basin with vanity, W.C, heated towel rail, extractor fan, spotlights, part tiled walls, tiled flooring.

**Bedroom Two**

11'6" x 8'1" (3.51m x 2.46m)  
Double glazed window to right, radiator.

**Bedroom Three**

8'9" n/t 7'11" x 7'5" max (2.67m n/t 2.41m x 2.26m max)  
Double glazed window to rear, radiator.

**Bathroom**

6'6" max x 6'0" (1.98m max x 1.83m)  
Double glazed window to front, W.C, wash hand basin, enclosed bath with shower over, shower screen, part tiled walls, tiled flooring, extractor fan, spotlights, heated towel rail.

**Front**

Blocked paved, canopy over front door, light.

**Rear Garden**

Patio, steps up to lawn, lawn area, outside tap, gated side access, door to garage.

**Garage**

Up and over door to front, door to garden.

**Driveway Parking**

Driveway parking in front of the garage.

**Communal Areas**

Please be advised there are visitor parking bays on site. There is also a play park on site as well.

**Agent Note**

Please be advised the garage is leasehold and is located under a coach house next to the property. There is 993 years remaining on the lease for the garage with a yearly ground rent charge of £1 per year. There is also a yearly site charge of £408 and this covers maintenance of the site grounds.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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	

