

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainaged, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit!

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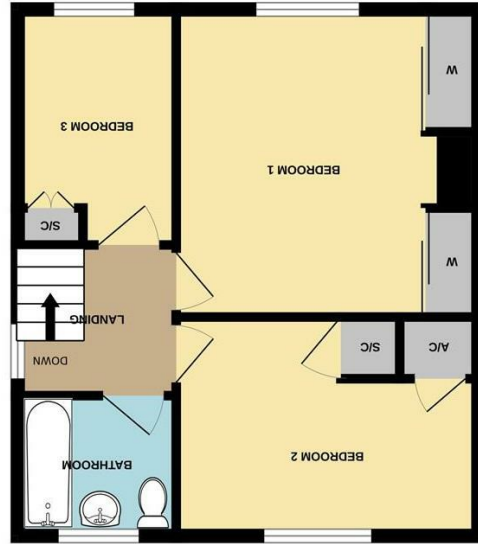
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Get in touch to arrange a viewing!

Like what you see?



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67 Pearsall Road, Longwell Green, Bristol, BS30 9BD

£325,000





Council Tax Band: C | Property Tenure: Freehold

NO CHAIN!! DESIRABLE LOCATION!! Blue Sky are delighted to offer for sale this superb three bedroom semi detached home located on Pearsall Road in Longwell Green. The property is located close to local amenities in the area and the local primary school. The current vendor has maintained this property to a good standard but offers any potential buyer the opportunity to really add their mark!! The accommodation comprises: entrance hall, lounge, dining room and kitchen to the ground floor. Upstairs you will find three good size bedrooms and bathroom. Externally the property boasts driveway parking, garage, front garden and a superb size rear garden. Call today to arrange your viewing!!



Entrance Hall

12'2" x 6'0" max (3.71m x 1.83m max)
 Door and window to front, radiator, under stairs storage cupboard with meters and fuse board, stairs to first floor landing.

Lounge

12'11" x 10'3" (3.94m x 3.12m)
 Double glazed window to front, gas fire (with gas central heating back boiler), sliding doors to dining room.

Dining Room

11'5" x 8'10" (3.48m x 2.69m)
 Double glazed window and door to rear, radiator.

Kitchen

10'9" x 8'0" max (3.28m x 2.44m max)
 Double glazed door to side, double glazed window to rear, wall and bas units, worktops, sink with drainer, tiled splashbacks, space gas cooker, space for fridge/freezer, space for washing machine.

First Floor Landing

8'1" x 6'5" (2.46m x 1.96m)
 Double glazed window to side, loft access (loft has ladder and light).

Bedroom One

13'4" x 10'0" into wardrobes (4.06m x 3.05m into wardrobes)
 Double glazed window to front, radiator, built in wardrobes and over head storage.

Bedroom Two

10'11" max x 10'0" max (3.33m max x 3.05m max)
 Double glazed window to rear, radiator, storage cupboard with shelves, airing cupboard with hot water tank.

Bedroom Three

10'3" max x 6'5" max (3.12m max x 1.96m max)
 Double glazed window to front, radiator, over stairs storage cupboard.

Bathroom

5'9" x 6'5" (1.75m x 1.96m)
 Double glazed window to rear, enclosed bath with shower over, shower screen, W.C, wash hand basin, part tiled walls, radiator.

Front Garden

Hedge to front, lawn area.

Driveway

Parking for several cars, carport accessed via double gates.

Garage

Up and over door to front, two windows, power and light.

Rear Garden

Patio area, lawn, shrubs and plants, outside tap, greenhouse, shed.

Agent Note

The vendor has advised due to a gas leak there is currently no gas connected to the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

