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**The Important Bit!**

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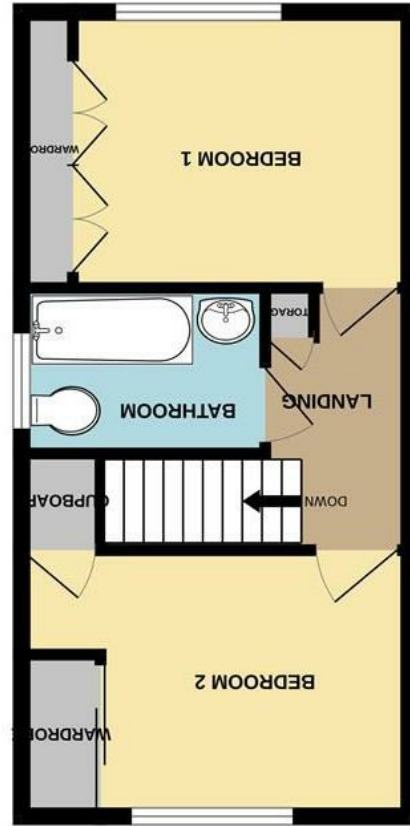
**T: 0117 9328165**

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

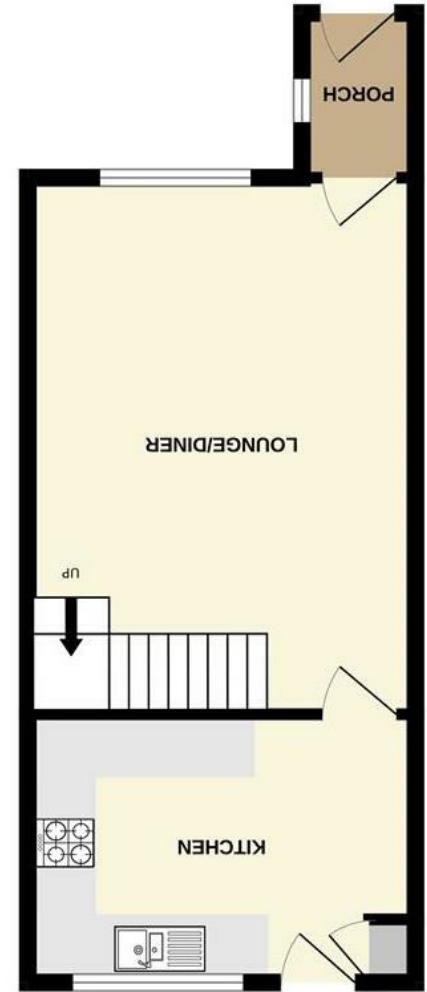
**Like what you see?**



Make with Mapbox (2024)



1ST FLOOR



GROUND FLOOR



**37 Bakersfield, Longwell Green, Bristol, BS30 9YP**  
**Offers In Excess Of £290,000**



Council Tax Band: B | Property Tenure: Freehold

**FABULOUS HOME IN A HIGHLY SOUGHT AFTER LOCATION!** This wonderful semi detached house is tucked away from the world at the end of a cul-de-sac in the ever popular area of Longwell Green, and boasts easy access to Willsbridge Mill and Nature Reserve! The well proportioned accommodation offers an entrance porch, giving plenty of storage space for coats and shoes, a spacious lounge/diner with open plan stairs leading to the first floor, and you'll find the ample sized kitchen to the rear over looking the garden. To the 1st floor are 2 well proportioned double bedrooms (both with fitted wardrobes) and a beautiful bathroom installed by the current owners. Externally the property benefits from private driveway parking for several cars to the front and additional hardstanding parking to the rear behind double wooden gates. The rear garden is a great space with lawn area and additional decked seating area, perfect for entertaining in the garden on sunny days! The property is well located for access to both Bristol and Bath by road, bus and the cycle path is also nearby. Not to be missed, book your viewing today!



**Porch**  
5'6" x 3'9" (1.68 x 1.14)  
Single glazed front door, double glazed window to side, radiator.

**Lounge/Diner**  
17'6" x 12'11" (5.33 x 3.94)  
Double glazed window to front, radiator, stairs to first floor, under stairs storage cupboard, cupboard housing fuse board. (Please note the electric fire is not included in the sale).

**Kitchen**  
9'3" x 12'11" (2.82 x 3.94)  
Double glazed window to rear, double glazed door to rear, range of wall and base units with worktop over, tiled splashbacks, one half bowl sink and drainer with mixer tap over, freestanding gas cooker, space for tall fridge/freezer, space for washing machine, heated towel rail.

**Landing**  
8'2" x 4'2" (2.49 x 1.27)  
Radiator, loft access to boarded loft with drop down ladder and light, fitted storage cupboard.

**Bedroom 1**  
9'2" x 12'11" into wardrobe (2.79 x 3.94 into wardrobe)  
Double glazed window to front, radiator, wardrobes with mirrored doors and shelving.

**Bedroom 2**  
8'10" x 12'11" (2.69 x 3.94)  
Double glazed window to rear, radiator, recessed cupboard housing gas boiler, fitted wardrobe with sliding mirror doors.

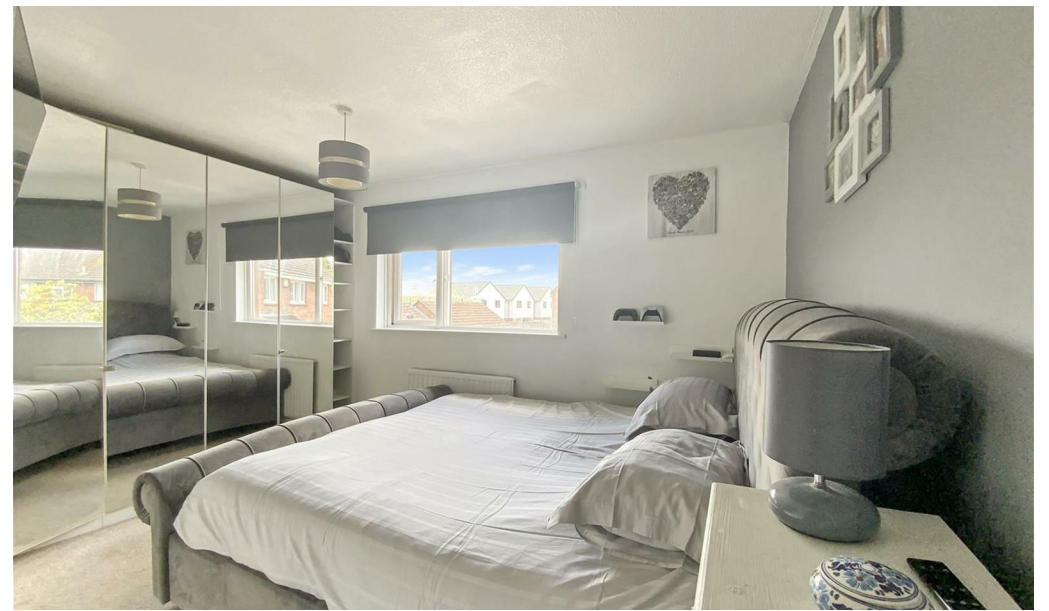
**Bathroom**  
8'4" x 4'8" (2.54 x 1.42)  
Double glazed obscured window to side, white suite comprising panelled bath with shower over, WC, wash hand basin inset into vanity unit with draw storage, tiling to walls, heated towel rail.

**Front Garden**  
Mainly laid to stone chippings, external light, external power point.

**Driveway Parking**  
Driveway offering parking for several cars, double gates to rear garden.

**Hardstanding Parking**  
Hardstanding parking to rear behind double wood gates leading to driveway.

**Rear Garden**  
Enclosed by fencing, area laid to slate chippings with steps to hardstanding, lawn, raised flowerbed border, outside tap with belfast sink, external light, further decked seating area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(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	

