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**The Important Bit!**

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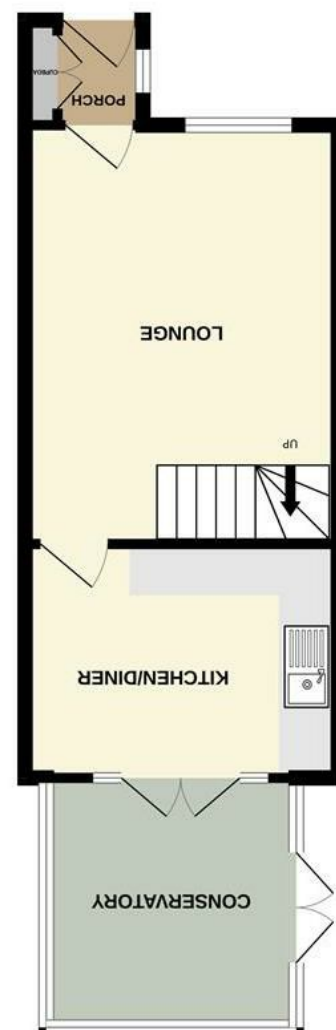
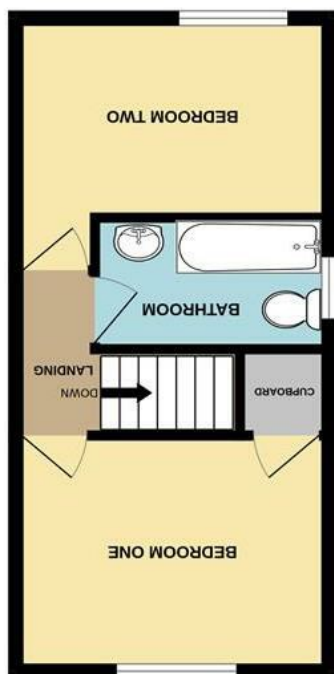
T: 0117 9328165

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

**Like what you see?**



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**36 Auburn Avenue, Longwell Green, Bristol, BS30 9YU**

**Offers In Excess Of £290,000**







Council Tax Band: B | Property Tenure: Freehold

**NOT MANY HOMES CAN BOAST A NATURE RESERVE ON THEIR DOORSTEP!** This fabulous 2 double bedroom semi-detached home, is tucked away in a cul-de-sac and is located only a stones throw from Willsbridge Mill Nature Reserve. Built in the late 1980s, it boasts a delightful blend of modern comfort and classic charm. Set in a sizable plot with generous front, side and rear gardens, there's plenty of scope to extend (subject to necessary planning consents), and there's driveway parking for 3 vehicles, ensuring that parking will never be a concern for you or your visitors. Internally the property offers well proportioned accommodation. The entrance porch gives great space for greeting visitors and storing coats and boots. The lounge is a great size with open plan stairs to the first floor and then, to the rear of the property, is the kitchen diner and conservatory offering additional living space perfect for entertaining guests or simply relaxing with your loved ones. The property features two cosy bedrooms, offering a peaceful retreat at the end of a long day and bathroom with white suite. Whether you have a growing family or simply enjoy having extra space, this property offers both comfort and practicality. Providing a peaceful environment while still being close to all the amenities that Longwell Green has to offer, its convenient location and charming character, ensure this property will capture the hearts of those seeking a place to call home in Bristol.



**Entrance Porch**

3'0" x 4'5" (0.934 x 1.363)  
Wooden door with glass panel, double glazed obscured window to side, cupboard housing electric and gas meters.

**Lounge**

15'10" x 11'10" (4.847 x 3.631)  
Double glazed window to front, radiator, stairs leading to first floor landing, storage cupboard under stairs.

**Kitchen/Diner**

8'10" x 11'10" (2.704 x 3.629)  
Double glazed French doors to conservatory, radiator, range of wall and base units with worktop over, inset 1 1/2 bowl sink and drainer with mixer tap over, tiling to walls, integrated extractor fan over recess for free standing cooker, cupboard housing gas boiler, recess and plumbing for washing machine.

**Conservatory**

9'6" x 9'6" (2.921 x 2.897)  
Double glazed French doors to garden, double glazed windows to sides and rear, radiator, electrical sockets and wall light.

**Landing**

6'11" x 3' (2.11m x 0.91m)  
Loft hatch.

**Bedroom One**

8'11" x 11'10" (2.725 x 3.621)  
Double glazed window to rear, radiator, airing cupboard over stair recess with hot water tank.

**Bedroom Two**

11'10" x 7'7" (3.624 x 2.331)  
Double glazed window to front, radiator.

**Bathroom**

4'6" x 8'10" (1.395 x 2.702)  
Double glazed obscure window to side, radiator, tiling to walls, panelled bath with hand held shower, wash hand basin inset into vanity unit, W.C.

**Driveway Parking**

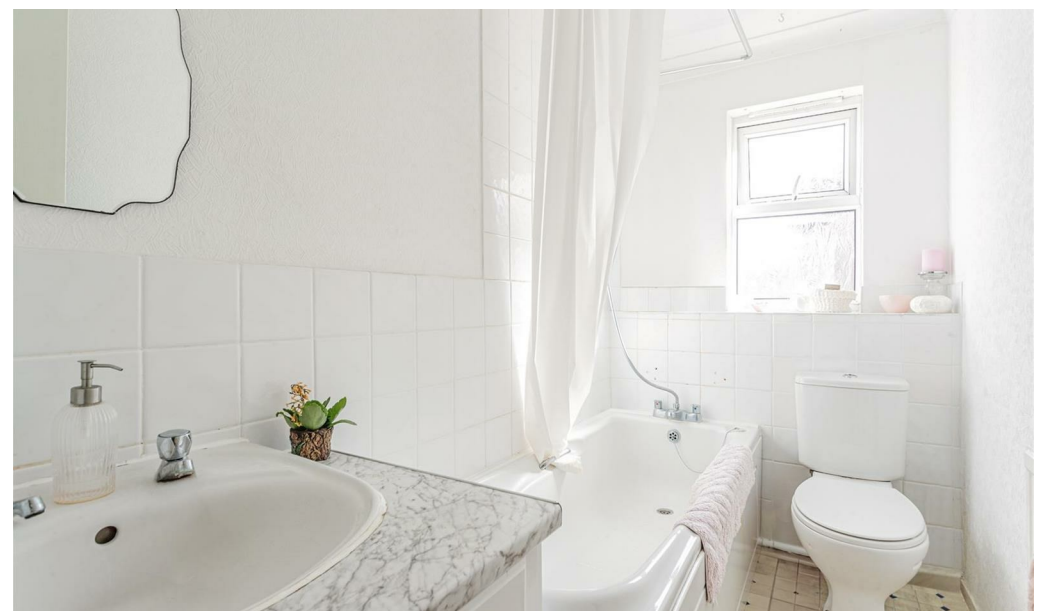
Driveway parking for up to 3 vehicles.

**Front Garden**

Mainly laid to lawn with paved steps to front door, fencing to one side with hedge.

**Rear Garden**

Enclosed by fencing, mainly laid to lawn with raised flowerbed to rear, hard standing and shed, gated side access, outside tap, stone chipped seating area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		71	
(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	

