



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/drainage down, 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.

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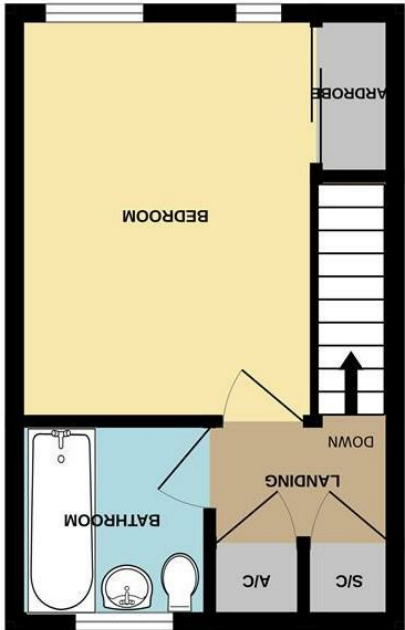
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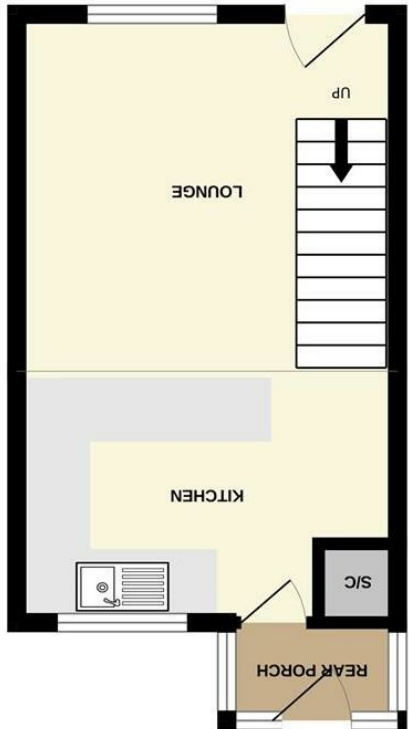
Get in touch to arrange a viewing!

Like what you see?

1ST FLOOR
219 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 455 sq.ft. (42.2 sq.m.) approx.
Made with Hktopix 52025



GROUND FLOOR
235 sq.ft. (21.9 sq.m.) approx.



Council Tax Band: B | Property Tenure: Freehold

Welcome to the cul-de-sac of Laphams Court, Longwell Green - this mid-terraced house offers a delightful opportunity for both first-time buyers and those seeking a cosy retreat. Built in 1982, the property boasts a well-designed layout that maximises space and comfort. Upon entering, you are welcomed into an open plan lounge and kitchen area, perfect for modern living and entertaining. This inviting space is filled with natural light, creating a warm and welcoming atmosphere. The property features one spacious double bedroom, providing a peaceful sanctuary for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for residents and guests alike. One of the standout features of this home is the potential it offers to make it your own. With a little imagination and personal touch, you can transform this property into your dream home. Additionally, the property includes a garage, providing ample storage, along with parking for one vehicle, a rare find in such a desirable location. Longwell Green is known for its community spirit and convenient amenities, making it an ideal place to settle down. With easy access to local shops, schools, and parks, this property is perfectly positioned for a balanced lifestyle. In summary, this one-bedroom mid-terraced home in the cul-de-sac of Laphams Court presents an excellent opportunity for those looking to invest in a property with potential in a peaceful setting. Don't miss your chance to view this delightful home and envision the possibilities it holds.



Lounge

11'00" x 11'11" (3.35m x 3.63m)
uPVC double glazed door into the lounge, double glazed window to front, electric heater, stairs to first floor landing, ceiling coving, fuse box, wood effect flooring, opening into kitchen,

Kitchen

11'9" x 7'9" (3.58m x 2.36m)
Double glazed door and window to rear, kitchen consists of matching wall & base units with worktops, stainless steel sink with mixer taps & drainer, glass display cabinets, integrated electric oven with hob & extractor hood above, space available for fridge/freezer & washing machine, storage cupboard, wood effect flooring, partly tiled splash backs,

Rear Porch

3'00" x 5'3" (0.91m x 1.60m)
Single glazed windows and door to rear garden, wood effect flooring,

Landing

3'7" x 5'7" (1.09m x 1.70m)
Stairs to ground floor, airing cupboard housing water tank, storage cupboard, loft access, ceiling coving,

Bedroom

11'9" x 9'10" (3.58m x 3.00m)
Two double glazed windows to front, built in wardrobes, electric heater, ceiling coving,

Bathroom

6'2" x 6'00" (1.88m x 1.83m)
Obscured double glazed window to rear, bath with shower above, wash hand basin, WC, shaver point, electric towel heater, partly tiled walls, tile effect flooring,

Front Garden

Mainly laid to stone chippings with shrubs & bushes, paved pathway leading to front door,

Rear Garden

Decked area with steps up to patio area, gated access to rear footpath, fences enclosing,

Garage & Parking

Single garage in a block to the right corner of the cul-de-sac, parking for one car in front of the garage,



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

