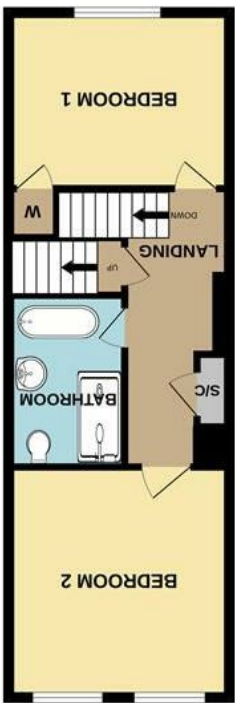
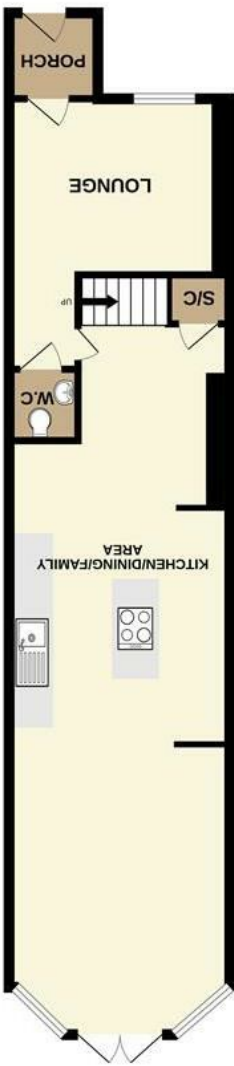


2ND FLOOR



1ST FLOOR



GROUND FLOOR

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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.

**The Important Bit!**

**Don't forget to register and stay ahead of the crowd.**

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 28 Ellacombe Road, Bristol, BS30 9BA

 [info@bluesky-property.co.uk](mailto:info@bluesky-property.co.uk)

 T: 0117 9328165

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

**Like what you see?**





Council Tax Band: C | Property Tenure: Freehold

WOW WOW WOW!! Blue Sky are delighted to offer for sale this impressive period middle terrace home located on the ever popular Shellards Road in Longwell Green. Close to local amenities, school and good road links to Bristol and Bath, this home is in an ideal spot! The current owner has presented this home to a very high standard boasting a stunning kitchen/diner/family area and superb shower room! Don't miss out on this beautiful home!! The accommodation comprises: entrance porch, lounge, cloakroom and the 40ft long kitchen/diner/family area. On the first floor you will find two double bedrooms, modern bathroom and stairs to the loft area. Externally you will find driveway parking to front and a fantastic size rear garden with outbuilding! Call today to arrange your viewing!!



Entrance Porch

4'8" x 4'9" (1.42m x 1.45m)  
Double glazed door to front, tiled flooring, wall unit housing fuse board, outside tap.

Lounge

11'11" max x 14'3" max (3.63m max x 4.34m max)  
Double glazed window to front, radiator, feature recesses with spotlights and electric fire.

Inner Hall

6'2" x 3'0" (1.88m x 0.91m)  
Stairs to first floor landing.

Cloakroom

3'9" x 3'0" (1.14m x 0.91m)  
Wash hand basin with vanity, W.C, tiled splash backs, spotlights.

Kitchen/Diner/Family Area

40'11" x 12'2" n/t 10'8" (12.47m x 3.71m n/t 3.25m)  
Double glazed windows and double glazed French doors to rear, three radiators, spotlights, under stairs storage cupboard, feature island with electric hob, storage and breakfast bar, wall and base units with worktops over, splash backs, integral oven and microwave, integral fridge/freezer, integral bins, cupboard housing gas combi boiler, integral washing machine, sink and drainer.

First Floor Landing

15'0" max x 5'6" max (4.57m max x 1.68m max)  
Storage cupboard, door and stairs to loft area.

Bedroom One

11'2" x 14'9" max (3.40m x 4.50m max)  
Double glazed window to front, feature fireplace, radiator, built in wardrobe.

Bedroom Two

10'8" x 12'5" (3.25m x 3.78m)  
Two double glazed windows to rear, radiator, loft access, spotlights.

Bathroom

8'9" x 8'11" (2.67m x 2.72m)  
Walk in shower, free standing bath with shower head, heated towel rail, W.C, tiled walls and flooring, spotlights, extractor fan, wash hand basin with vanity.

Loft Area

18'3" max x 14'7" max (5.56m max x 4.45m max)  
Stairs down to first floor, two radiators, skylight windows to front and rear, two access doors to eaves storage, restricted head height.

Front Driveway

Pathway to front door, gravel parking area, electric car charger.

Rear Garden

Outside tap, patio area, canopy over back doors with lights, hedges, lawn area, decking area, trees, outbuilding with power and light.

Agent Note

Please be advised there is no building regulations approval for the loft conversion.

