



16 Springville Close, Longwell Green, Bristol, BS30 9UG
Offers In Excess Of £350,000



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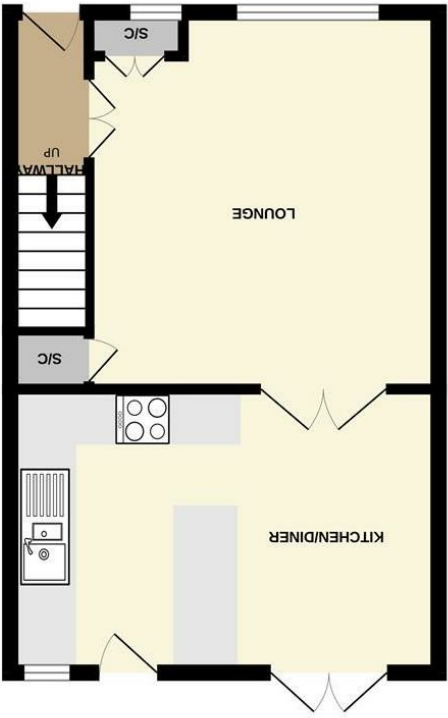
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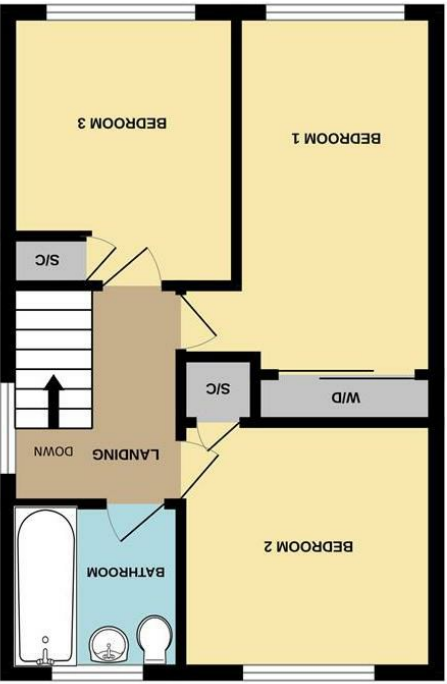
The Important Bit!

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.

GROUND FLOOR



1ST FLOOR



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Council Tax Band: C | Property Tenure: Freehold

3 BEDROOM SEMI-DETACHED HOME IN THE TRANQUIL CUL-DE-SAC LOCATION OF SPRINGVILLE CLOSE, LONGWELL GREEN!! The property has been thoughtfully updated by the current vendor, ensuring a welcoming atmosphere for its new occupants. Upon entering, you will find a spacious lounge providing a warm and inviting space, while the contemporary kitchen/diner, equipped with fitted appliances, is ideal for family meals and gatherings. The layout of the home promotes a seamless flow between the living areas, making it a perfect setting for everyday life. The property boasts three well-proportioned bedrooms, giving ample space for family or guests. The bathroom is conveniently located to serve all bedrooms, ensuring practicality for busy mornings. Outside, the home features a driveway and single garage that accommodates parking for up to five vehicles, a valuable asset in today's busy world. The enclosed rear garden offers a private outdoor space, perfect for children to play or for hosting summer barbecues with friends and family. This semi-detached house is not just a home; it is a lifestyle choice, situated in a peaceful neighbourhood while still being close to local amenities. With its modern updates and spacious layout, this property is an excellent opportunity for families or anyone looking to settle in a friendly community. Don't miss the chance to make this lovely house your new home.



Entrance Hall

6'8" x 2'10" (2.03m x 0.86m)
Double glazed door to front, double glass doors to lounge, stairs to first floor landing, wood effect flooring, radiator,

Lounge

13'8" x 12'4" (4.17m x 3.76m)
2x double glazed windows to front (1 is obscured glass), base unit housing fuse board, understairs storage cupboard, radiator, gas fire with surround, ceiling coving, double glass doors to kitchen/diner,

Kitchen/Diner

10'3" x 15'6" (3.12m x 4.72m)
Double glazed french doors to rear, obscure double glazed door to rear, double glazed window to rear, the kitchen consists of matching wall and base units with worktops, splash back over hob, 1 & a 1/2 bowl stainless steel sink with mixer taps and drainer, wood effect flooring, radiator, the following appliances are built in:- electric cooker, gas hob with extractor hood, dishwasher and fridge/freezer, space for washing machine,

First Floor Landing

7'7" x 6'2" (2.31m x 1.88m)
Double glazed window to side, loft access,

Bedroom 1

15'0" into wardrobe x 9'0" (4.57m into wardrobe x 2.74m)
Double glazed window to front, radiator, ceiling coving, built in mirrored wardrobes with sliding doors,

Bedroom 2

9'2" x 9'1" (2.79m x 2.77m)
Double glazed window to rear, radiator, ceiling coving, storage cupboard,

Bedroom 3

9'11" x 6'8" (3.02m x 2.03m)
Double glazed window to front, radiator, ceiling coving, over stairs storage cupboard,

Bathroom

6'2" x 6'1" (1.88m x 1.85m)
Obscure double glazed window to rear, bath with shower above, wash hand basin with vanity, W.C, heated towel rail, tiled walls,

Front/Driveway

Brick paved driveway to the front provides parking for 3 cars, double gates to side provide parking for an additional 2 cars, outside light,

Rear Garden

Mostly laid to lawn with concrete area, outside tap & light, access to the garage, double gates to the front,

Garage

Up and over door to front, window to side, power and lighting,



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	85
EU Directive 2002/91/EC		

