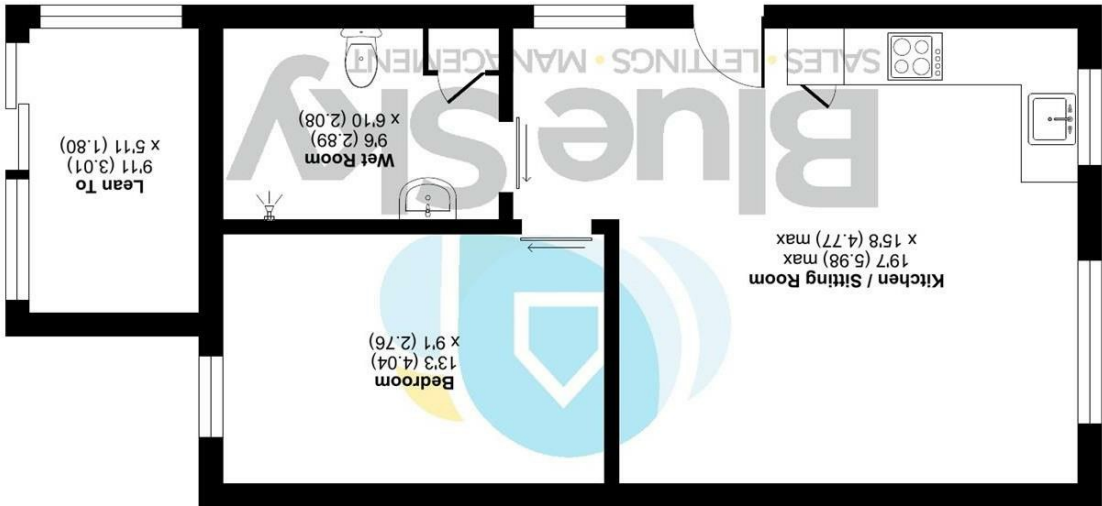




Approximate Area = 536 sq ft / 49.7 sq m (includes lean to)
For identification only - Not to scale

Long Beach Road, Longwell Green, Bristol, BS30



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/drain 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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See all of our amazing properties and get lots of help at:

28 Ellacombe Road, Bristol, BS30 9BA

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

NO CHAIN!! Blue Sky welcomes you to this superb one bedroom semi-detached bungalow located on Long Beach Road in the ever popular area of Longwell Green. Location is ideal as local amenities are close by as well as bus stops and Willsbridge Mill for those who enjoy the outdoors! The former two bedroom bungalow has been adapted with a modern wet room, good size bedroom and open plan living/kitchen/diner. Further benefits include a front and rear garden, lean to which is accessed via the rear garden and ample parking to the front. We think this home is a real gem, call today to arrange your viewing!



Lounge/Kitchen/Diner

19'7" max x 15'8" max (5.97m max x 4.78m max)

Two double glazed windows to front, two radiators, double glazed door to side, double glazed window to side, loft access (drop down ladder and light), electric fire, wall and base units with worktops over, tiled splash backs, sink and drainer, electric oven and hob, cooker hood, space for washing machine, integrated fridge/freezer, integrated dishwasher, fuse board.

Bedroom One

13'3" x 9'1" (4.04m x 2.77m)

Double glazed window to rear, radiator, ceiling coving.

Wet Room

9'6" x 6'10" (2.90m x 2.08m)

Extractor fan, W.C, wash hand

basin, tiled walls, heated towel rail, shower, airing cupboard housing gas combi boiler.

Lean To

9'11" x 5'11" (3.02m x 1.80m)

Double glazed windows and double glazed patio doors, light, radiator, accessed via the rear garden only.

Driveway

Parking for several cars.

Rear Garden

Enclosed rear garden, patio area, shed, gravel area, shrubs, side gate.

Front Garden

Laid to gravel, ramp, five bar gate.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales



