



SALES • LETTINGS • MANAGEMENT

Like what you see?

Get in touch to arrange a viewing!

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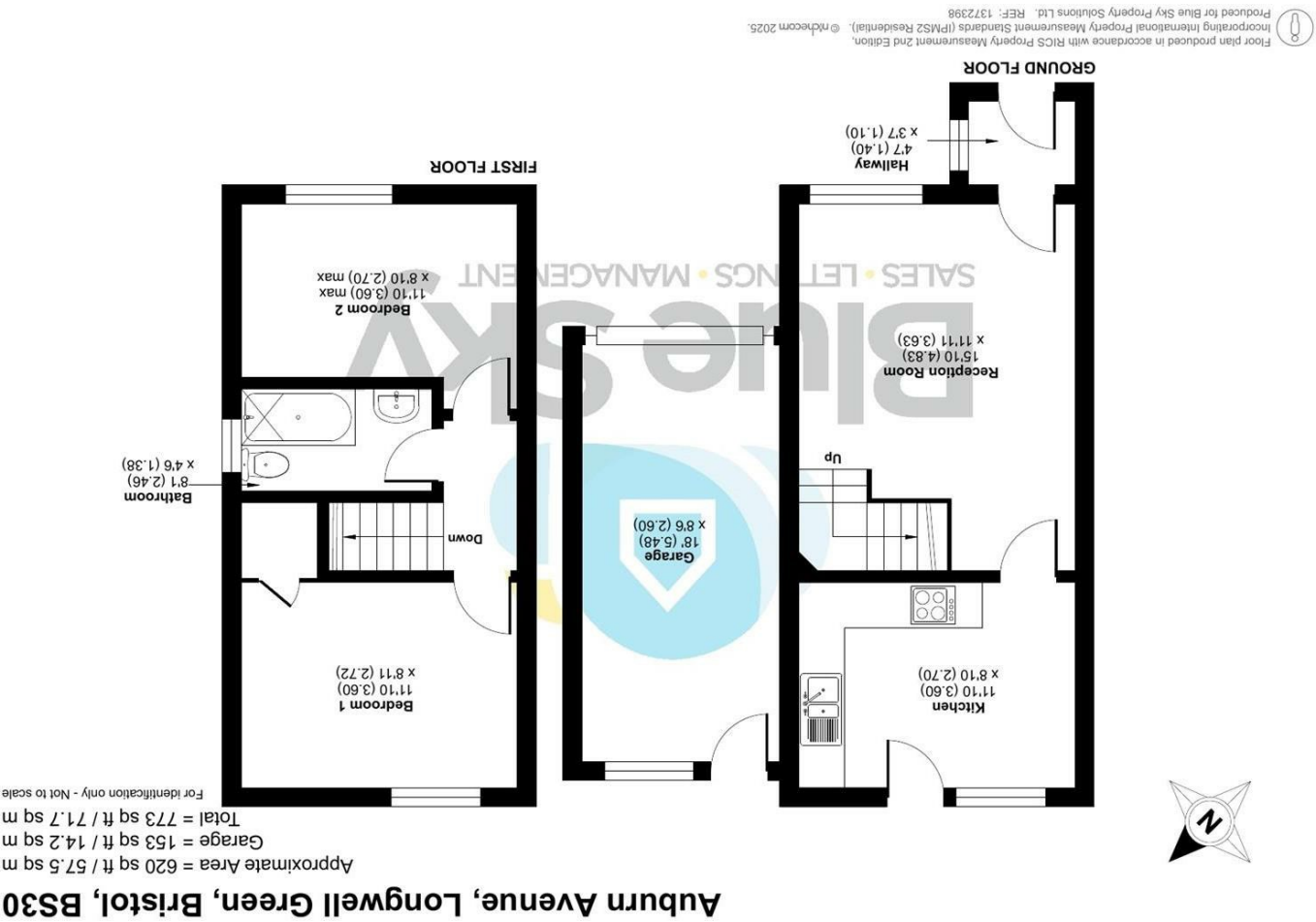
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Don't forget to register and stay ahead of the crowd.

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.





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11 Auburn Avenue, Longwell Green, Bristol, BS30 9YU

Offers In Excess Of £290,000



Council Tax Band: B | Property Tenure: Freehold

Welcome Home! Semi-Detached style with a Garage! Built in the late 1980s', this fabulous, two bedroom home offers a family friendly garden, a garage plus off street parking. This fabulous 2 double bedroom semi-detached home, is tucked away in a cul-de-sac and is located within excellent proximity to Willsbridge Mill Nature Reserve. A handy porch leads to a lovely lounge; providing the perfect space in which to relax in. A Kitchen / Diner has access to a generous, family friendly garden. To the first floor, there can be found two double bedrooms and the family bathroom. Tucked away, yet with easy access to local retail parks, schools and commuter links, this property is sure to be the perfect choice for home movers or first time buyers alike. Blue Sky anticipate a high level of interest for this property and recommend arranging a viewing so as to fully appreciate all it has to offer.



Porch
4'7" x 3'7" (1.40m x 1.09m)
Door to front, double glazed window to side aspect, cupboard housing fuse box, obscured glazed door to lounge.

Lounge
15'10" x 11'11" (4.83m x 3.63m)
Double glazed window to front aspect, obscured timber & glazed door from porch, tv point, stairs to first floor landing, glazed door to kitchen diner, under stairs storage cupboard.

Kitchen/Diner
11'10" x 8'10" (3.61m x 2.69m)
Double glazed window to rear, metro-brix feature tiling, integrated fridge/freezer, one and a half bowl stainless steel sink and drainer, plumbing and space for washing machine, integrated slimline dishwasher, electric hob & oven with extractor over, radiator.

First Floor Landing
Doors to bedrooms & bathrooms, loft access - loft is part boarded, with a ladder & light.

Bedroom One
11'10" x 8'11" (3.61m x 2.72m)
Double glazed window to rear aspect,

textured ceiling, cupboard housing combi boiler, radiator.

Bedroom Two
11'10" x 8'10" (3.61m x 2.69m)
Double glazed window to front aspect, textured ceiling, radiator.

Bathroom
8'1" x 4'6" (2.46m x 1.37m)
Double glazed obscured window to side aspect, smooth ceiling with recessed spotlights, fully tiled walls, extractor fan, panelled bath with shower over, shower screen, wall mounted wash hand basin with vanity unit, chrome ladder style heated towel rail,

Garage/Driveway Parking
18' x 8'6" (5.49m x 2.59m)
Up & over door, light and power, plus curtesy door and leaded light window to garden aspect, eaves storage and separate fuse box, driveway providing - off street parking via driveway.

Rear Garden
Fully enclosed by way of boundary fencing, mainly laid to lawn with paving area, shed (to remain) curtesy door to garage.



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		
EU Directive 2002/91/EC		

