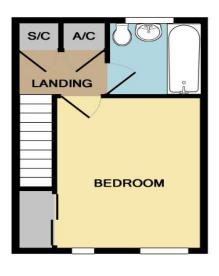
# **Floor Plan**





1ST FLOOR

**GROUND FLOOR** 

England & Wales

**EPC** 

Made with Metropix ©2018

Map



| overall efficiency of a home. The higher the rating<br>he more energy efficient the home is and the lower<br>he fuel bills are likely to be. |                     | home's impact on the environment in terms of<br>carbon dioxide (CO <sub>2</sub> ) emissions. The higher the<br>rating the less impact it has on the environment. |                     |
|--|---------------------|--|---------------------|
| Estimated energy use, carbon   |                     | ssions and fuel o  | costs of this home  |
| Energy use   | 463 kWh/m²per year  |  | 441 kWh/m²per year  |
| Carbon dioxide emissions   | 3.3 tonnes per year |  | 3.2 tonnes per year |
| Lighting   | £53 per year        |  | £27 per year        |
| Heating  | £319 per year       |  | £292 per year       |
| Hot water  | £111 per year       |  | C111 per year       |

he figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel sots and carbon emissions of one home with another. To enable this comparison the figures have been calculated sing standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, onsequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figure on ot include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they effect the costs associated with service, maintenance or safety inspections. Always check the certificate date



England & Wales

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with

Page 1 of 5



Tenure: Freehold

Council Tax Band: B

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6 Laphams Court Longwell Green Bristol BS30 7DG

Asking Price £174,995

- Middle Terrace
- One Bedroom
- Garage And Parking
- Rear Garden
- Well Presented
- Close To Local Amenities
- Modern Kitchen And Bathroom
- Electric Heating

# **Description**

MIDDLE TERRACE!! ONE BEDROOM HOME!! GARAGE AND PARKING!! REAR GARDEN!! WELL PRESENTED!! CUL-DE-SAC LOCATION!! Offered for sale is this fantastic one bedroom home located on Laphams Court in the ever popular area in Longwell Green. The property is ideally located close to local amenities, ring road connections and bus stops!! The accommodation comprises: lounge, kitchen/diner and rear porch to the ground floor. On the first floor can be found the main bedroom boasting fitted wardrobes, bathroom and useful storage cupboard on the landing. Externally the property offers a single garage located close to the property, parking in front of the garage and rear garden!! Call today to arrange your viewing!!

### Lounge

11' 0" x 11' 11" (3.35m x 3.63m)

Double glazed window to front, double glazed door to front, electric heater, stairs to first floor landing, ceiling coving, laminate flooring, opening leading to kitchen.

# Kitchen

11' 9" x 7' 9" (3.58m x 2.36m)

Double glazed window to rear, laminate flooring, range of wall and base units with worktops surfaces over, glass display cabinets, sink and drainer unit with mixer tap over, electric oven with inset hob, space for fridge/freezer, recess and plumbing for washing machine, built in storage cupboard, tiled walls, double glazed door to rear leading to rear porch.

#### **Rear Porch**

3' 0" x 5' 3" (0.91m x 1.60m)

Single glazed windows to rear and sides, glass panelled door leading to rear garden.

### Landing

3' 7" x 5' 7" (1.09m x 1.70m)

Airing cupboard housing hot water tank, storage cupboard, loft access and ceiling coving.

### **Bedroom**

11' 8" x 9' 10" max (3.55m x 2.99m)

Two double glazed windows to front, electric heater, built in wardrobe with sliding doors, ceiling coving.

#### **Bathroom**

6' 2" x 6' 0" (1.88m x 1.83m)

Double glazed obscured window to rear, white suite comprising WC, pedestal wash hand basin, bath with shower over, shaver point, electric towel heater, part tiled walls, shower screen.

#### **Front Garden**

Mainly laid to stone chippings with shrubs to one side, paved path leading to entrance door.

#### **Rear Garden**

Enclosed by fence boundaries, decked area with step up to patio area, shed, gated access to rear footpath.

### Garage

Single garage in a block to the right corner of the cul de sac, set of two garages, left one with white door.

# **Parking**

Parking for one vehicle in front of the garage.

















