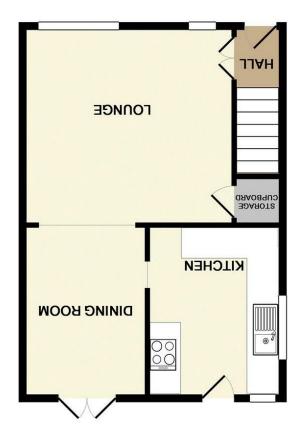
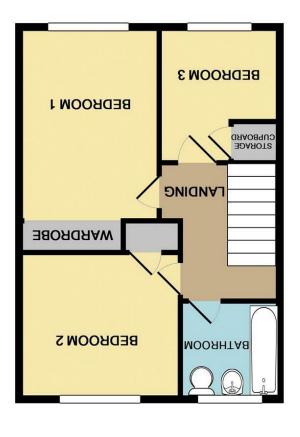
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CROUND FLOOR

1ST FLOOR





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 approximate and our floorplans are provided as a general photographs are NOT included in the sale unless specifically mentioned, however they may be available by seporate negotiation. We haven't fested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless to exchange of contracts. Please also be aware that to satisfy yourself as to their working order and condition, if services have been switched off viasor and condition, british to exchange of contracts. Please also be aware that down, reconnection charges may apply. If you wish to satisfy yourself as to their working order and condition, you need to come through us for all negotiations. You need to come through us for all negotiations free rability to fund the purchase and identification to their ability to fund the purchase and identification to comply with money laundering regulations and we ask comply with money laundering regulations and we ask

for your co-operation in order to avoid delay in agreeing

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FANTASTIC PROPERTY LOCATED IN THE EVER POPULAR LONGWELL GREEN AREA!! AVAILABLE NOW!! Be sure to view this amazing property as it will definitely be snapped up quickly!! This great property is located close to local shops, restaurants, cafes, a good primary school, a modern cinema complex, gym and leisure centre, the A4174 ring road and regular bus routes into Bristol and Bath. The property comprises; an entrance hallway, large open plan lounge/diner and a fitted kitchen with an electric oven, hob and extractor fan. Upstairs there are two double bedrooms and a single. In addition, there is a family bathroom with a shower over the bath. The property also benefits from; fully double glazed windows, gas central heating, an enclosed large private back garden and off street parking for three cars!! Offered Unfurnished!! No Smokers, Students or Pets!! ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.





Lounge

13'15" x 12'31" (3.96m x 3.66m)

Dining Room

10'93" x 7'93" (3.05m x 2.13m)

Kitchen

9'58" x 3'10" (2.74m x 1.17m) Electric oven, hob and extractor fan.

Bedroom One

12'93" x 8'79" (3.66m x 2.44m)

Bedroom Two

9'16" x 9'21" (2.74m x 2.74m)

Bedroom Three

6'68" narrowing to 9'80" x 6'49" narrowing to 3'03 (1.83m narrowing to 2.74m x 1.83m narrowing to 0.99)

Bathroom

6'22" x 6'12" (1.83m x 1.83m)

