





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)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	84
(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		

