



**Longs Drive,
Bristol, BS37 5XR**

**PRICE: Asking Price
£250,000**

Property Features

- Semi Detached
- Two Bedrooms
- Lounge/Dining Room
- Kitchen
- Sun Room
- Off Street Parking
- Enclosed Rear Garden
- Cul-De-Sac Location

Full Description

Entrance Hall

Under stairs storage cupboard, laminate flooring.

Lounge/Dining Room

15'6 x 11'7 (4.72m x 3.53m)

Double glazed window to the front, radiator, laminate flooring, dado rail, television point, feature fireplace, smoke detector, coved ceiling, stairs rising to the first floor landing.

Kitchen

11'6 x 7 (3.51m x 2.13m)

Double glazed window to the rear, double glazed door to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, space for washing machine, space for fridge, space for freezer, tiled splash-backs, stainless steel single drainer sink unit with mixer tap over, wall mounted boiler, radiator, laminate flooring.

Landing

Double glazed window to the side, access to the loft space, smoke detector.

Bedroom One

11'7 x 10 (3.53m x 3.05m)

Double glazed window to the front, radiator, laminate flooring.

Bedroom Two

11'1 x 7'2 (3.38m x 2.18m)

Double glazed window to the rear, radiator, laminate flooring.

Bathroom

Built in shower cubicle with shower over, low level w.c., pedestal wash hand basin, extractor, heated towel rail, extractor, part tiled walls,



Garden Room
9'4 x 7'11 (2.84m x 2.41m)
Double glazed windows to the side and rear, double glazed door door to the rear.

Rear Garden
Enclosed by fencing and walling, side access, storage shed, paved patio area, planted borders.

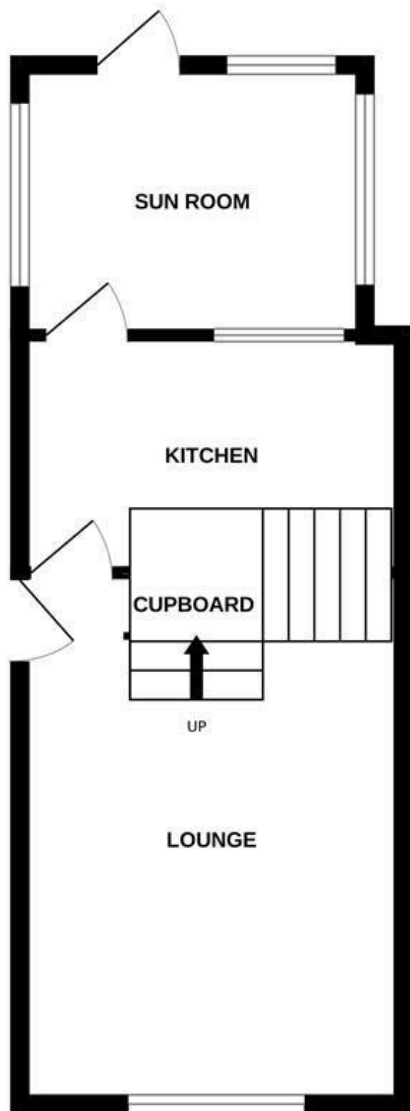
Front
Tarmac driveway providing off street parking, gravelled area, lighting.



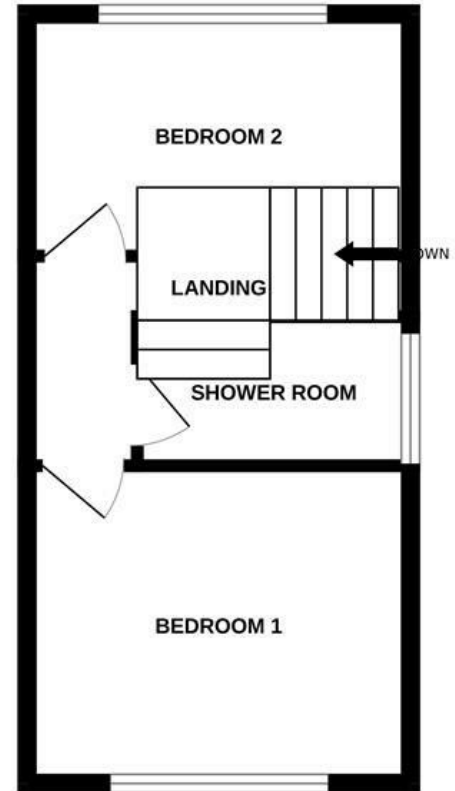
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	74
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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