

for sale

offers in excess of **£900,000**



Court Farm Road Longwell Green Bristol BS30 9AD

PRIME LOCATION! FOUR DOUBLE BEDROOM DETACHED FAMILY HOME IN APROX ½ ACRE PLOT WITH SUBSTANTIAL ACCOMMODATION AND HUGE DEVELOPMENT POTENTIAL!



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Ground Floor Accommodation

Storm Porch

Internal Double Doors to Property

Entrance Hall

Access to Living Room through to Dining Room and Conservatory, Kitchen, Utility Room and Cloakroom, Stairs up to First and Second Floors

Living Room

Double Glazed Window to Front and Patio Doors to Conservatory, Bi Fold Doors to Dining Room, Feature Fire Place

Dining Room

Double Glazed French Doors to Conservatory, Door to Kitchen

Kitchen

Double Glazed Window to Rear, Range of Wall and Base Units with Work Surface Over, Inset One and Half Bowl Sink with Draining Board and Mixer Taps, Double Built in Oven, Gas Hob with Extractor Hood Over, Integrated Dishwasher, Space for Fridge / Freezer, Fully Tiled

Utility Room

Double Glazed Window to Front, Range of Base Units with Work



Surface Over, Space and Plumbing for Washing Machine, Fully Tiled

Cloakroom

Obscure Double Glazed Window to Side, WC and Wash Hand Basin

Conservatory

Full Glass Conservatory to Sides and Rear Garden with Double Glazed French Doors to Rear Garden

First Floor Accommodation

Landing

Double Glazed Window to Front, Access to All Bedrooms, Bathroom and Shower Room, Loft Access to Attic Room via Ladder

Bedroom 1

Double Glazed Window to Front, Built In Wardrobes

Bedroom 2

Double Glazed Window to Rear, Built In Wardrobes

Bedroom 3

Double Glazed Window to Rear

Bedroom 4

Double Glazed Window to Rear, Built In Wardrobe and Wash Hand Basin

Bathroom

Obscure Double Glazed Window to Front, Four Piece Suite Comprising of WC, Pedestal Sink, Panel Bath and Separate Shower Cubicle, Airing Cupboard, Fully Tiled

Shower Room

Obscure Double Glazed Window to Front, 3 Piece Suite Comprising of WC, Vanity Sink Unit and Shower Cubicle, Fully Tiled

External Features

Front Garden

Mostly Laid to Lawn with Tarmac Driveway Leading to Front Door

Rear Garden

Enclosed Landscaped Garden, Mostly Laid to Lawn with Large Patio Area, Front Gate Access

Garage

Up and Over Door to Front, Double Glazed Window to the Rear

Parking

Driveway Parking to the Front of the Property and Garage

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of required identity checks and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor



Second Floor

Total floor area 245.3 m² (2,641 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

T 0117 932 8684
E longwellgreen@connells.co.uk

131 Bath Road Longwell Green
BRISTOL BS30 9DD

Property Ref: BLG104641 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: G

view this property online
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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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