



Approximate Area = 1021 sq ft / 94.8 sq m
 For identification only - Not to scale

Glastonbury Close, Longwell Green, Bristol, BS30

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 guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drailed down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit

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Get in touch to arrange a viewing!

Like what you see?



1 Glastonbury Close, Longwell Green, Bristol, BS30 7HE
Offers In Excess Of £375,000





Council Tax Band: C | Property Tenure: Freehold

Spacious and Stylish! This fabulous family home has the benefit of having a converted Garage, which is currently used as a generous dining space. Conveniently located for local retail and leisure parks and with excellent commuter links, this home is a must see opportunity! Other benefits to this property are a cosy conservatory, a stylish Kitchen, downstairs cloak room and a smart Bathroom. Three generous bedrooms provide the perfect place to combine sleep along with storage space. An enclosed garden plus off street parking complete this family home perfectly. Barrs Court is always a popular choice as a family focused area whether upsizing or downsizing. This property, having that extra space is sure to create lots of interest, and therefore a viewing is highly recommended. Transport links, cycle paths and green spaces along with eateries, schools and nurseries are all within easy access. Call Blue Sky to arrange to see this fantastic family home!



Entrance Porch

3'6 x 3'3 (1.07m x 0.99m)
Obscured glazed door to front with leaded light to front, part panelled walls, door to lounge, door to cloak room.

Cloak Room

Obscured double glazed window to side, wall mounted wash hand basin with tiled splash backs, W.C., fuse box.

Lounge

16'5 max x 13'6 max (5.00m max x 4.11m max)
Double glazed box bay window to front, door to kitchen / diner and door to from hall, electric fire set upon hearth with surround and mantle, TV point, stairs rising to first floor, under stairs storage cupboard, two radiators.

Kitchen Area

13'6 x 8'2 (4.11m x 2.49m)
Kitchen area with two double glazed windows to rear, a range of wall and base units with work tops over, gas hob, electric oven and grill with cooker hood over, stainless steel sink and drainer, plumbing and space for washing machine and for dishwasher, space for American style fridge / freezer, open to dining area, radiator.

Dining Area

18'8 x 8' (5.69m x 2.44m)
Double glazed French doors with windows to each side to front, open from kitchen area, door to conservatory, radiator.

Conservatory

7'3 x 7'1 (2.21m x 2.16m)
Double glazed door to side and double glazed window to side and rear, polycarbonate roof.

First Floor Landing

8'10 x 6'5 (2.69m x 1.96m)
Stairs rising from ground floor, loft access, doors to all rooms.

Bedroom One

13'6 x 11'8 (4.11m x 3.56m)
Two double glazed window to front, airing cupboard with slated shelving housing boiler, built-in wardrobe housing TV point, radiator.

Bedroom Two

18'8 max x 8'2 max (5.69m max x 2.49m max)
Double glazed window to front, double glazed window to rear, two radiators.

Bedroom Three

11'3 x 6'10 (3.43m x 2.08m)
Double glazed window to rear aspect, radiator.

Bathroom

6'4 x 5'6 (1.93m x 1.68m)
Obscured double glazed window to rear, bath with shower over, part tiled walls, extractor, W.C., vanity wash hand basin with mixer tap, radiator.

Rear Garden

Fully Enclosed by boundary, fencing, mainly laid to lawn and patio areas, outside tap, shed, raised borders with steps to a further lawn area.

Front Approach

Driveway and paving leading to front door.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

