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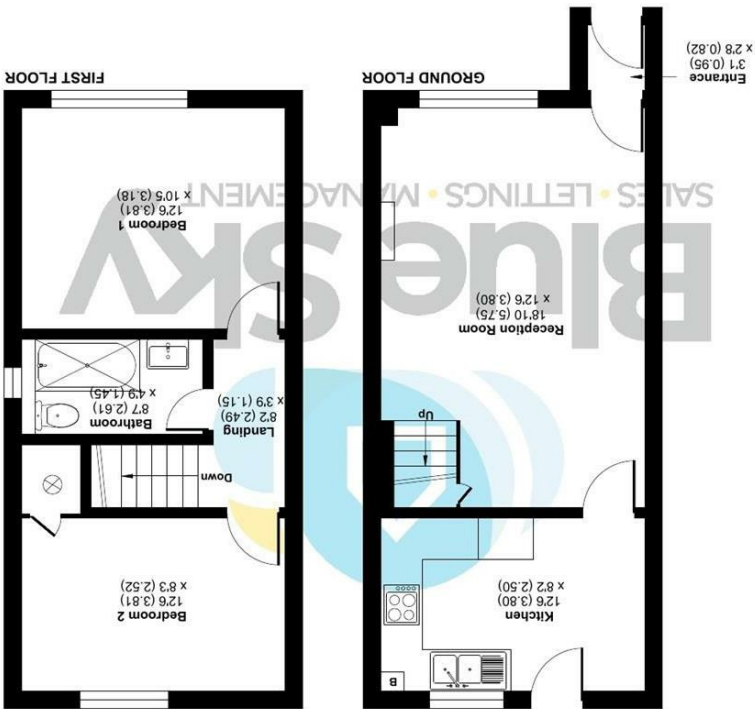
t: 0117 9328165

28 Ellacombe Road, Bristol, BS30 9BA

Berenda Drive, Longwell Green, Bristol, BS30

Approximate Area = 698 sq ft / 64.8 sq m

For identification only - Not to scale





Council Tax Band: B | Property Tenure: Freehold

TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE WITH POTENTIAL!! This charming semi-detached house on Berenda Drive presents an excellent opportunity for both first-time buyers and those looking to downsize. Built between 1980 and 1989, this well-maintained property boasts two inviting double bedrooms and a comfortable reception room, making it an ideal space for relaxation and entertaining. The house offers the potential for extension to the side & rear (subject to planning permission), allowing you to tailor the home to your specific needs. The south-west facing rear garden is a delightful outdoor space, perfect for enjoying sunny afternoons and hosting gatherings with family and friends. Parking is a breeze with a driveway that accommodates two vehicles, ensuring convenience for you and your guests. The current vendor has lovingly maintained the property throughout their ownership, reflecting a true sense of care and attention to detail. With its desirable location and ample potential, this two-bedroom semi-detached house is a fantastic opportunity to create a wonderful home in a vibrant community. Don't miss your chance to view this lovely property and envision the possibilities it holds for you and your family.



Porch
3'1" x 2'8" (0.94m x 0.81m)
Double glazed door into porch, obscure door into lounge,

Lounge
18'10" x 12'6" (5.74m x 3.81m)
Double glazed window to front, stairs to first floor landing, storage cupboard under stairs, cupboard housing fuse box, electric fireplace with surround, radiator,

Kitchen / Diner
12'6" x 8'2" (3.81m x 2.49m)
Double glazed window and door to rear garden, kitchen consists of: matching wall and base units with worktops, 1 & a 1/2 bowl sink with mixer taps and drainer, tile effect flooring, part tiled walls, radiator, gas condensing boiler, electric cooker and hob with extractor hood above, space for the following appliances:- fridge/freezer, washing machine and dishwasher,

Landing
8'2" x 3'9" (2.49m x 1.14m)
Stairs to ground floor, loft access,

Bedroom 1
12'6" x 10'5" (3.81m x 3.18m)
Double glazed window to front, wardrobes not fitted or cupboards, radiator.

Bedroom 2
12'6" x 8'3" (3.81m x 2.51m)
Double glazed window to rear, storage cupboard over stairs,

Bathroom
8'7" x 4'9" (2.62m x 1.45m)
Obscure double glazed window to side, bath with shower above, wash hand basin, W.C, wood effect flooring, tiled walls, radiator, mirror with light above,

Front Garden
Pathway to front door, mostly laid to lawn with bark borders, outside sensor lighting, side gate to rear garden,

Rear Garden
Enclosed private garden with patio, recently turfed lawn area, trees, shrubs, bushes and bark areas, fences enclosing, 2x sheds, one of the sheds is insulated with power, and is utilised as a utility space, housing a condenser tumble dryer, outside water tap, side gate to front,

Driveway
Off street parking for two cars,



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		83
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

