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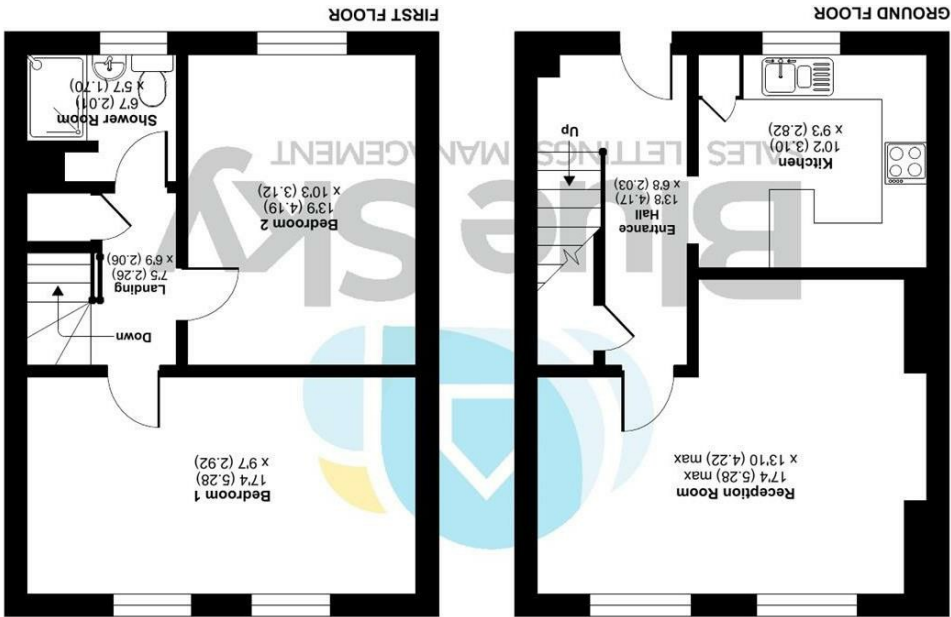
**The Important Bit!**

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, however they may be available by separate negotiation. 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/drainage 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.

**Longwell Green, Bristol, BS30**

Approximate Area = 832 sq ft / 77.2 sq m

For identification only - Not to scale







Council Tax Band: A | Property Tenure: Leasehold

OFFERED WITH NO ONWARD CHAIN IS THIS SPACIOUS 2 DOUBLE BEDROOM MAISONETTE WITH GARDEN!! Nestled in the charming area of Longwell Green, Bristol, this delightful maisonette on Ellacombe Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. The maisonette features a modern shower room, ensuring that your daily routines are both comfortable and efficient. The kitchen is a fully fitted space that allows for culinary creativity, making it easy to prepare meals for family and friends. Located in a friendly neighbourhood, this property benefits from local amenities and excellent transport links, making it easy to explore the wider Bristol area. Longwell Green is known for its community spirit and access to green spaces, providing a lovely environment for outdoor activities. This maisonette presents an excellent opportunity for those looking to settle in a vibrant part of Bristol. With its appealing features and prime location, it is a property not to be missed. Whether you are looking to buy or rent, this home offers a wonderful chance to enjoy all that Longwell Green has to offer.



**Hallway**  
13'8" x 6'8" (4.17m x 2.03m)  
uPVC double glazed door into hallway, stairs to first floor landing, storage cupboard under stairs, wood effect flooring, electric heater,

**Kitchen / Breakfast Room**  
10'2" x 9'3" (3.10m x 2.82m)  
Double glazed window to rear, the kitchen consists of matching wall & base units with worktops, 1 & a 1/2 bowl sink with mixer taps & drainer, wood effect flooring, electric heater, the following appliances are built in:- electric cooker, induction hob with extractor hood above, fridge/freezer, washing machine, slimline dishwasher, and microwave,

**Lounge**  
17'4" x 13'10" (5.28m x 4.22m )  
2x double glazed windows to front, wood effect flooring, electric heater, electric fireplace,

**Landing**  
7'5" x 6'9" (2.26m x 2.06m)  
Stairs to ground floor, storage cupboard, wood effect flooring, loft access,

**Bedroom 1**  
17'4" x 9'7" (5.28m x 2.92m)  
2x double glazed windows to front, wood effect flooring, electric heater,

**Bedroom 2**  
13'9" x 10'3" (4.19m x 3.12m)  
2x double glazed windows to rear, wood effect flooring, electric heater,

**Shower Room**  
6'7" x 5'7" (2.01m x 1.70m)  
Obscure double glazed window to rear, walk in shower cubicle, wash hand basin, w/c, chrome heated towel rail, extractor fan, part tiled walls, tiled floor, wall mounted mirror cabinet, built in shelving,

**Rear / Garden**  
Stairs leading to property via rear access & garden space, low maintenance with artificial grass, outside light, water tap and power,

**Agents Note**  
The vendor has confirmed the property is leasehold. There is 109 years remaining on the lease, an annual ground rent charge of £1 and an annual service charge of £700. The service charge includes the building insurance. All of this information will need to be verified with solicitors.

