

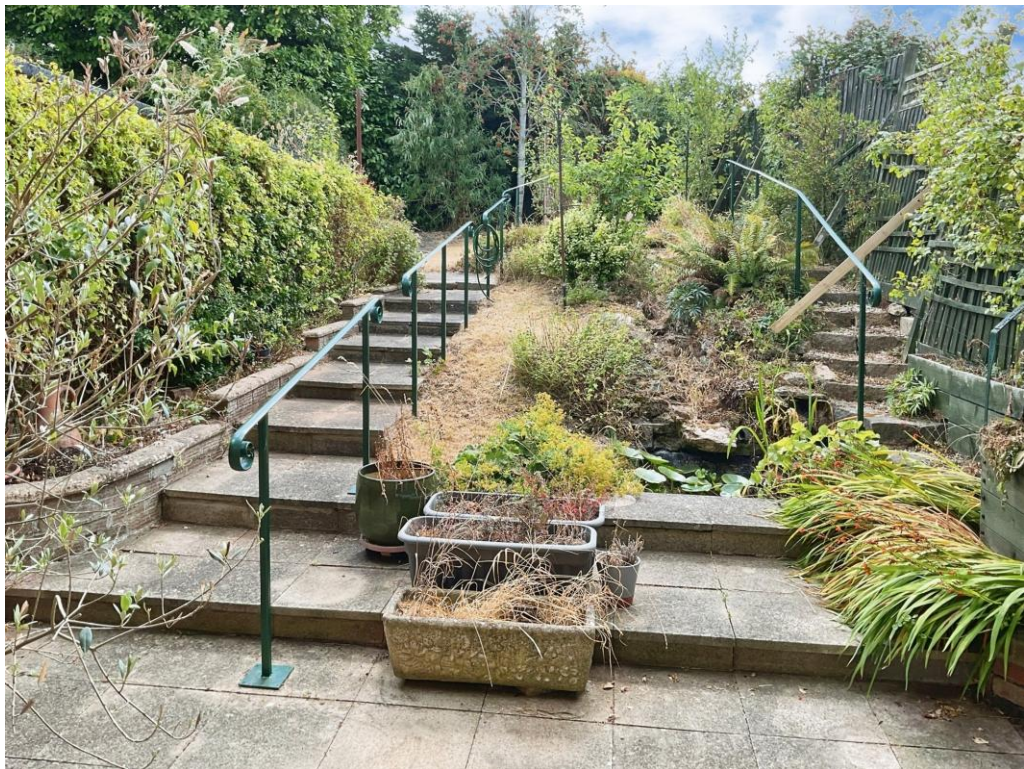


Connells

Pearsall Road
Longwell Green Bristol

Pearsall Road
Longwell Green Bristol BS30 9BB

for sale offers in excess of
£425,000



Property Description

FEATURES INCLUDE 22 MAX
LOUNGE/DINING ROOM,
9FT KITCHEN, WET ROOM PLUS
SEPARATE CLOAKROOM,
LARGE REAR GARDEN PLUS 17FT
GARAGE AND OFF ROAD PARKING
NO ONWARD CHAIN

The centre of Longwell Green has a Tesco convenience store with post office, supermarket, various takeaways, public house, village hall and primary school. Gallagher Retail Park some 1.5 miles away has a good range of outlets including Marks and Spencer, Boots, B&Q and Asda Superstore as well as being adjacent to the Bristol Ring Road and Aspects Leisure Park and Cinema.

Keynsham Railway Station is 2 miles away with the Town itself providing a good range of amenities while the City of Bristol which offers facilities on a regional scale is some 5.5 miles away The UNESCO World Heritage City of Bath is 8 miles to the east.

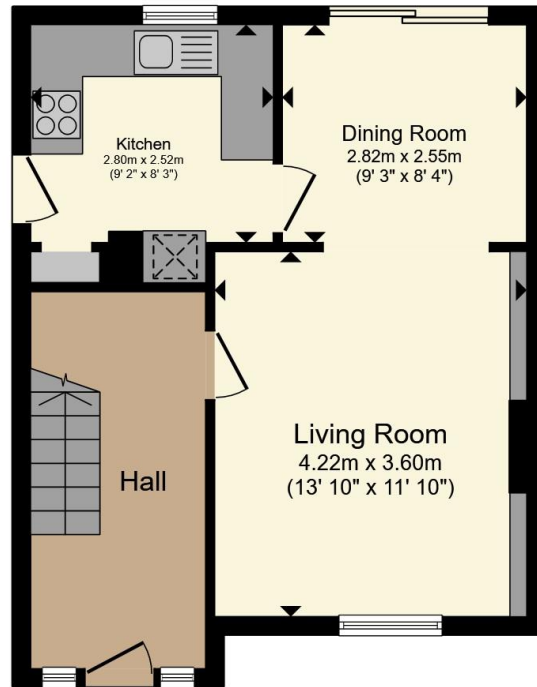
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity 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.

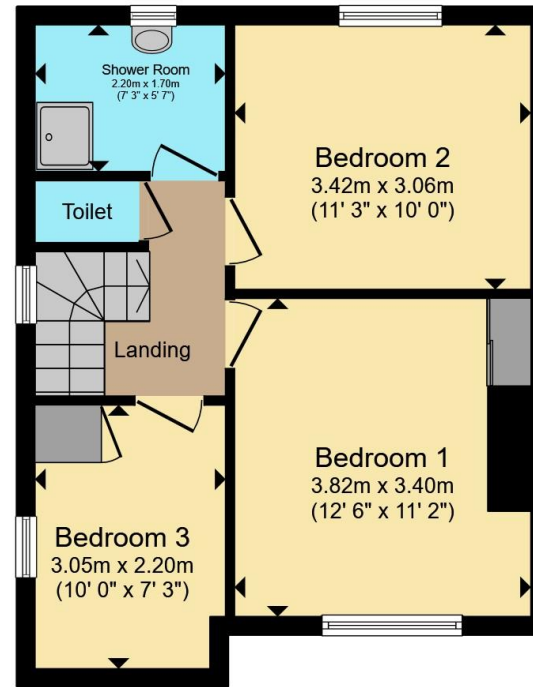








Ground Floor



First Floor

Total floor area 80.7 m² (868 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

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131 Bath Road Longwell Green
BRISTOL BS30 9DD

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BLG104524



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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