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- Entry
- Hallway
- Living Room 12'3" x 11'10" (3.75m x 3.61m)
- Dining Room 12'3" x 10'11" (3.74m x 3.35m)
- Room 10'7" x 6'10" (3.23m x 2.10m)
- WC 7'0" x 3'5" (2.15m x 1.06m)
- Kitchen 13'2" x 6'6" (4.03m x 1.99m)
- Landing
- Bedroom 12'4" x 12'2" (3.77m x 3.73m)
- Bedroom 12'5" x 11'4" (3.79m x 3.47m)
- Bedroom 8'0" x 6'5" (2.46m x 1.96m)
- Bathroom 6'6" x 5'5" (1.99m x 1.66m)



- Living room
- Dining area
- Breakfast area
- Kitchen
- Downstairs WC
- Three bedrooms
- Gas central heating
- Garage and parking
- Enclosed rear garden

47 Shellards Road, Longwell Green, Bristol, BS30 9DP  
**£380,000** Freehold

**PROPERTY TYPE** House - Semi-Detached

**BEDROOMS** 3

**RECEPTION ROOMS** 1

**BATHROOMS** 1

**EPC RATING** C

**COUNCIL TAX BAND** C



Extremely well presented and sizeable semi detached family home.

Entrance hallway, living room, dining area and breakfast area, modern kitchen, plus downstairs w.c

At the first floor are three bedrooms, and a family bathroom.

Externally, is off street parking to front and side of the house, with an enclosed rear garden with additional parking, garage, with electric door, and lawned areas.

Offered for sale with no onward chain!



### the location

Set in a super, convenient location close to all good local shops and amenities, there are nearby local schools, and the retail park at Longwell Green with its range of national retailers, gym, swimming pool and cinema complex is a short distance away. Bristol 4.5 miles Bath 7.6 miles



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### just a thought...

Don't be fooled by the pleasant, yet modest exterior, for behind lies an extremely well presented, sizeable family home ready to move in to. Off street parking, good size garden and garage and all offered an an extremely competitive price point!