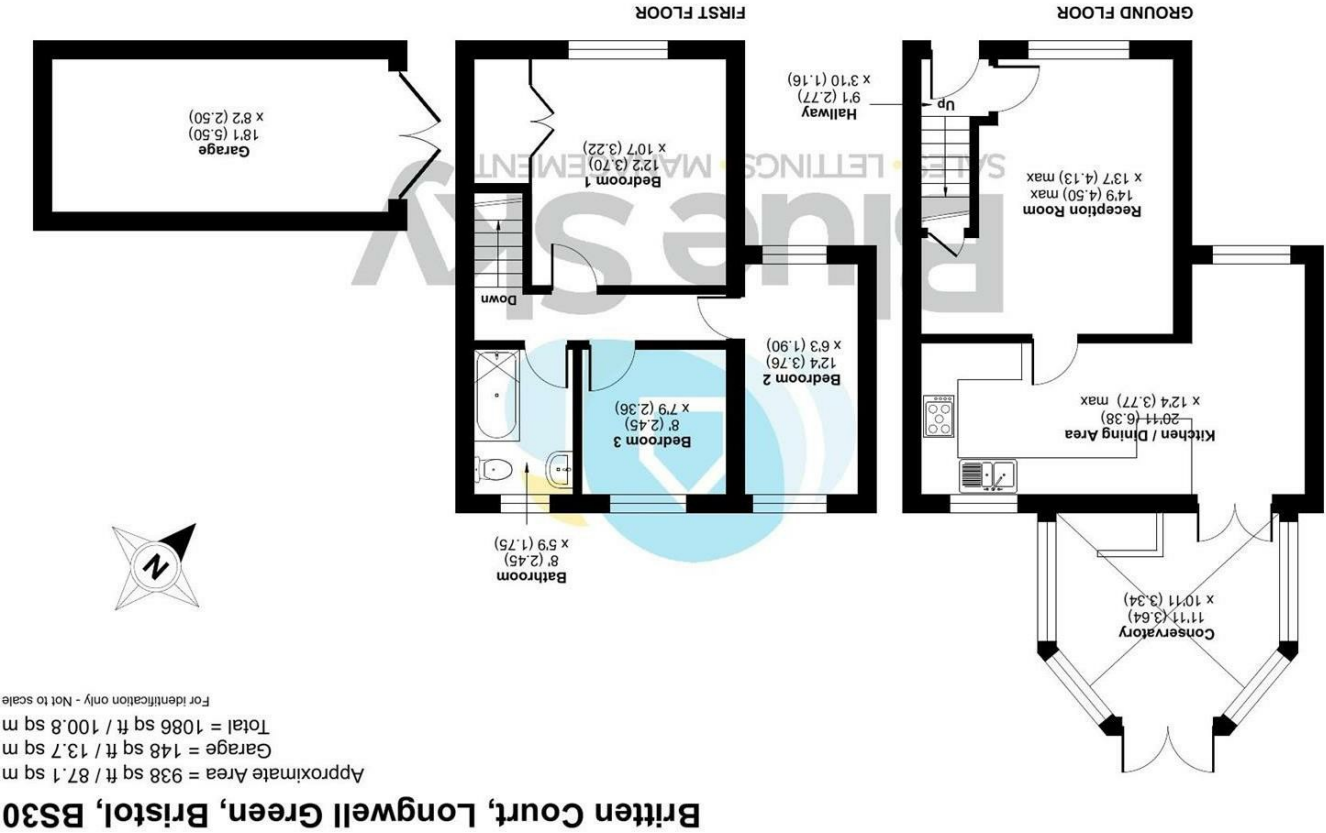




We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given in the guide to room 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.

**The Important Bit!**

**Don't forget to register and stay ahead of the crowd.**

[www.bluesky-property.co.uk](http://www.bluesky-property.co.uk)

**See all of our amazing properties and get lots of help at!**

28 Ellacombe Road, Bristol, BS30 9BA

[info@bluesky-property.co.uk](mailto:info@bluesky-property.co.uk)

t: 0117 9328165

**Get in touch to arrange a viewing!**

**Like what you see?**



Council Tax Band: C | Property Tenure: Freehold

SIMPLY STUNNING! Welcome to this fabulous three-bedroom semi-detached home located in the highly sought-after area of Britten Court, Longwell Green, Bristol. This delightful property offers a perfect blend of comfort and modern living, making it an ideal choice for families or those seeking a peaceful retreat. As you enter, you will be greeted by a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-appointed kitchen and dining area seamlessly connect to a lovely conservatory, creating an open and airy space that is flooded with natural light. The property boasts three bedrooms, providing ample space for family members or guests. The bathroom is well-equipped and designed for convenience. Additionally, the home features a stunning rear garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air. The property offers parking and garage for added convenience. The inclusion of solar panels not only enhances the energy efficiency of the home but also contributes to a more sustainable lifestyle. Situated close to local amenities, this property ensures that you have everything you need within easy reach. In summary, this semi-detached house in Britten Court is a wonderful opportunity to acquire a modern and spacious family home in a desirable location. Don't miss your chance to make this stunning property your own.



Entrance Hall

Double glazed door to front, radiator, door to lounge, stairs to first floor landing.

Lounge

14'9 max x 13'7 max (4.50m max x 4.14m max)  
Double glazed window to front, radiator, wood effect flooring, under stairs storage cupboard housing fuse board.

Kitchen/Dining Area

20'11 x 12'4 max (6.38m x 3.76m max)  
Double glazed windows to front and rear, two radiators, wood effect flooring, spotlights, breakfast bar, double glazed french doors to conservatory, wall and base units, worktops, splashbacks, one and a half bowl sink and drainer, waste disposal, integral wine fridge, integral fridge/freezer, integral dishwasher, integral washing machine, integral Neff microwave, Neff double oven, Neff five ring gas hob, Neff cooker hood, under unit lighting.

Conservatory

11'11 x 10'11 (3.63m x 3.33m)  
Of UPVC construction, tiled flooring, double glazed windows, double glazed french doors to rear garden, fitted wooden bar.

First Floor Landing

Spotlights, loft access (drop down ladder, part boarded, light, gas combi boiler, solar panel connections).

Bedroom One

12'2 x 10'7 (3.71m x 3.23m)  
Double glazed window to front, radiator, built in wardrobe with light.

Bedroom Two

12'4 x 6'3 (3.76m x 1.91m)  
Double glazed windows to front and rear, radiator, loft access.

Bedroom Three

8' x 7'9 (2.44m x 2.36m)  
Double glazed window to rear, radiator.

Bathroom

8' x 5'9 (2.44m x 1.75m)  
Double glazed window to rear, spotlights, feature radiator, tiled walls, tiled flooring, extractor fan, W.C, vanity wash hand basin, bathroom mirror, enclosed bath with shower over, shower screen, feature recess shelving, bathroom cabinet.

Front Garden

Canopy over front door, light, pathway to front door, mainly laid to gravel offering parking for two cars, gas and electric meters.

Rear Garden

Enclosed rear garden, patio area, water butt, lawn area, outside tap, rear gate to driveway and garage.

Garage

18'1 x 8'2 (5.51m x 2.49m)  
Double doors to front, power and light, eaves storage, front of the garage used as a store area with door to rear part of the garage which is currently used a gym.

Driveway

Driveway parking in front of the garage.

Agent Note

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 87                      | 89        |
| England & Wales                             | EU Directive 2002/91/EC |           |

