



Long Handstones, Bristol, BS30
 Approximate Area = 1018 sq ft / 94.5 sq m
 For identification only - Not to scale



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/drailed 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.

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Like what you see?



40 Long Handstones, Bristol, Gloucestershire, BS30 8AP
Offers In Excess Of £300,000



Council Tax Band: B | Property Tenure: Freehold

DESIRABLE END OF TERRACED FAMILY HOME WITH POTENTIAL!! Nestled in the charming cul-de-sac of Long Handstones, Bristol, this delightful end-terrace house presents an excellent opportunity for families and professionals alike. Boasting three generously sized double bedrooms, this property offers ample space for comfortable living. The reception room and kitchen/diner provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time. The house is situated on a corner plot, which not only enhances its appeal but also offers potential for further development or landscaping, should you wish to make it your own. The front, side & rear gardens provide a pleasant outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. One of the standout features of this property is the convenient driveway parking, accommodating up to three vehicles. This is a rare find in the area and adds to the overall practicality of the home. With its prime location in a peaceful cul-de-sac, this end-terrace house is ideal for those seeking a tranquil environment while still being within easy reach of Bristol's vibrant amenities. Whether you are looking to settle down or invest, this property is a must-see. Don't miss the chance to make this lovely house your new home.



Hallway

6' x 2'11" (1.83m x 0.89m)
Obscured uPVC double glazed door into hallway, wood effect flooring, stairs to first floor landing.

Lounge

15'9" x 12'3" (4.80m x 3.73m)
Double glazed window to front, 2x radiators, feature electric fireplace with surround, picture rail.

Kitchen / Diner

15'9" x 10'1" (4.80m x 3.07m)
Obscured double glazed door and window to rear, kitchen consists of matching wall & base units with worktops, stainless steel sink with mixer taps & drainer, built in electric oven with gas hob & extractor hood above, part tiled walls, extractor fan, tiled effect flooring, radiator, fuse box on wall, storage cupboard, space for the following appliances:- fridge/freezer, washing machine, tumble dryer.

Cloakroom

5'3" x 6'2" (1.60m x 1.88m)
Wash hand basin, WC, extractor fan, radiator, part tiled walls.

Bedroom 1

14'7" x 13'10" (4.45m x 4.22m)
Double glazed window to side, sliding double glazed patio doors to rear, radiator.

Landing

9'8" x 3'2" (2.95m x 0.97m)
Stairs to ground floor, loft access, airing cupboard housing gas combi boiler.

Bedroom 2

15'9" x 10'9" (4.80m x 3.28m)
Double glazed window to front, radiator, built in storage space(currently used as gaming area).

Bedroom 3

12'4" x 11'8" (3.76m x 3.56m)
Double glazed window to rear, radiator.

Bathroom

6'1" x 4'11" (1.85m x 1.50m)
Obscured double glazed window to rear, the bathroom consists of bath with shower above, wash hand basin with storage, WC, extractor fan, wood effect flooring, tiled walls, heated towel rail, wall mounted mirror cabinet.

Front / Driveway

Driveway parking for 3 cars, low maintenance front garden with slate shingles & trees, low brick wall enclosing, path to front door, gated access to side & rear garden, outside lighting, shed.

Side Garden

Slate shingles with artificial grass, power, outside lighting, gated access to front.

Rear Garden

Mostly laid to lawn with decking areas, built in BBQ area with gazebo, 2x outbuildings (one with power), outside lighting & water tap, fences enclosing.



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

