



15, Brayne Court, Longwell Green Bristol,
South Gloucestershire, BS30 7DS

£450,000

Anne James Estate Agents are pleased to offer for sale this detached property within a popular area of Longwell Green with easy access to Gallagher Retail Park, local shops and schools and the Bristol to Bath railway path. The property in need of modernisation but offering **NO ONWARD CHAIN** can be assessed via a driveway providing off street parking for a number of vehicles which leads to a single garage. The good size accommodation itself comprises to the ground floor of a hallway with cloakroom, lounge, dining room and kitchen and to the first floor are four generous bedrooms and a wet room. The property stands in a generous plot with easily maintained gardens. **Viewing is recommended.**

Entrance

uPVC double glazed entrance door with glazed side panel leading to the entrance hallway.

Entrance Hallway

Single radiator, cove ceiling, under stairs storage cupboard, doors leading to the lounge, dining room, kitchen and cloakroom, stairs to the first floor accommodation.

Cloakroom/WC

uPVC obscure window to the side, low level WC, wash hand basin, electric meters.

Lounge

19' 2" x 10' 9" x 13'3" (into Bay) (5.83m x 3.27m x 4.03" into Bay)

Multi pane glass door, uPVC double glazed bay window and uPVC double glazed window to the front, double radiator and single radiator, cove ceiling, TV aerial point.

Kitchen

9' 11" x 10' 3" (3.03m x 3.13m)

Multi pane glass door, uPVC double glazed window and uPVC double glazed door to the rear. Range of wall and base units with rolled edge work surfaces, tiled splashbacks, ceramic hob with extractor over, resin half bowl sink unit with mixer tap over, wall mounted Combination boiler, space for washing machine and fridge freezer, laminate flooring, single radiator.

Dining Room

9' 0" x 9' 10" (2.74m x 3.00m)

Multi Pane glass door, uPVC double glazed window to the rear, single radiator.

First Floor Landing

uPVC double glazed window to the half landing. Landing - Access to the loft, storage cupboard, radiator, airing cupboard, doors to wet room and bedrooms.

Bedroom One

10' 10" x 10' 2" (3.30m x 3.11m)

uPVC double glazed window to the front, single radiator, built in triple wardrobes.





Bedroom Two

10' 1" x 10' 6" (3.08m x 3.20m)
uPVC double glazed window to the rear, built in double wardrobe, radiator.

Bedroom Three

8' 10" x 10' 9" (2.69m x 3.28m)
uPVC double glazed window to the front, built in double wardrobe, single radiator.

Bedroom Four

7' 11" x 8' 11" (2.41m x 2.71m)
uPVC double glazed window to the rear, single radiator, built in storage cupboard.



Wet Room

uPVC obscure window to the side, white low level WC, wash hand basin built into storage under, shower unit, wet room panelling, fully tiled walls, single radiator.

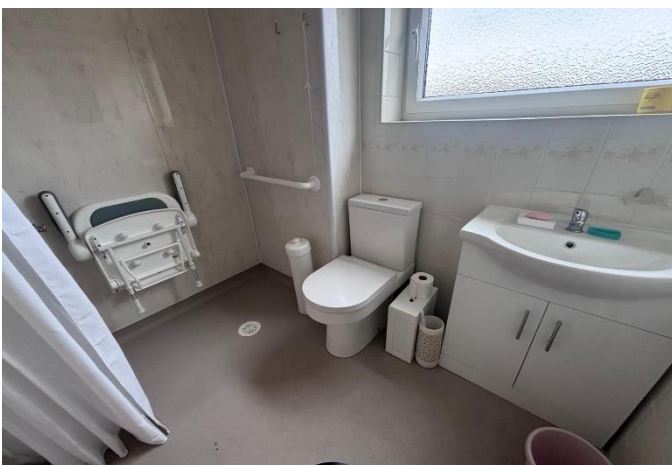
Outside

Front Garden

Laid to shingle with shrubs. Driveway providing off street parking leading to a single garage with side door. Entrance gate leading to the rear garden.

Rear Garden

Laid to flower beds, rockery, pergola enclosed by wood lap fencing, garden shed, outside tap, courtesy door to the garage.





Detached Garage

With electric roller door, power and light supply.

Tenure

Freehold

Council Tax

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

Anne James Estate Agents Office
Tel: 0117 9328611

89a Bath Road
Longwell Green
BS30 9DF
info@annejames.co.uk

Bristol