

1 High Street, Keynsham, Bristol, BS31 1DP  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Bath Road, Longwell Green, Bristol, BS30

Approximate Area = 1070 sq ft / 99.4 sq m  
Garage = 314 sq ft / 29.1 sq m  
Outbuilding = 64 sq ft / 5.9 sq m  
Total = 1448 sq ft / 134.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1454857



107 Bath Road, Longwell Green, Bristol, BS30 9DD



£350,000

Conveniently located in Longwell Green, this two bedroom semi detached period home offers opportunity for buyers to add their own stamp to.

- Semi detached
- Period home
- Two reception rooms
- Kitchen/breakfast room
- Two bedrooms
- Bathroom
- Double garage
- Front garden
- Rear garden
- No onward chain



# 107 Bath Road, Longwell Green, Bristol, BS30 9DD

This charming semi detached period home formally known as 'Laurel Place', believed to date back to 1828, has been in the same ownership for 40 years is offered to the market with no onward chain. Ideally located close to the local amenities and bus routes of Longwell Green, the property presents an excellent opportunity for buyers to put their own stamp on a home rich in character and period features.

The property is entered via a welcoming reception room, featuring exposed wooden beams and a sash window, which leads through to a second reception room complete with original display cabinets. From here, you'll find a well proportioned kitchen and adjoining lean to, providing direct access to the rear garden. Upstairs, there are two generously sized bedrooms, both served by a family bathroom.

Externally, the property benefits from both front and rear gardens, along with a double garage with electric roll up doors to the rear, accessed via a side lane.

## INTERIOR

### GROUND FLOOR

#### RECEPTION ROOM ONE 4.2m x 3.6m (13'9" x 11'9" )

Wooden glazed entrance door and a single glazed sash window to front aspect. Wooden stain glass door to reception room two, feature wood burner (not certificated) and wooden beams. Cupboard housing meters, radiator and power points.

#### RECEPTION ROOM TWO 4.2m x 3m (13'9" x 9'10" )

Wooden doors leading to kitchen and to lean to. Wooden door to staircase with an understairs storage cupboard. Wood burner (not certificated), original wooden display cabinets and wooden beams. Slate tiled flooring, radiator and power points.

#### KITCHEN 6.1m x 4.5m (20'0" x 14'9" )

to maximum points. Wooden door leading to lean to, double glazed windows overlooking rear garden and velux windows. Matching wall and base units with tiled work surfaces and splashbacks, integrated gas hob and space and plumbing for washing machine. Tiled flooring, wall mounted gas combination boiler and wooden beams. Spotlights, radiator and power points.

#### LEAN TO 4.3m x 1.7m (14'1" x 5'6" )

Wooden door to garden and single glazed windows. Period historic water cistern and tiled flooring.

### FIRST FLOOR

#### LANDING 3m x 1.8m (9'10" x 5'10" )

Velux window in roofline and original wooden doors to first floor rooms. Floorboards, wooden banister and power points.

#### BEDROOM ONE 4.2m x 3.6m (13'9" x 11'9" )

Single glazed sash window to front aspect, period fireplace feature, wooden floorboards, radiator and power points.

#### BEDROOM TWO 3.9m x 2m (12'9" x 6'6" )

Single glazed windows to rear aspect, inset shelving, fitted cupboard, radiator and power points.

#### BATHROOM 3m x 2.3m (9'10" x 7'6" )

Single glazed window to rear aspect and velux window in roofline. Bath with mixer tap and shower off mains over and folding glass shower panel. Wooden base unit with marble surface and counter top wash hand basin with mixer tap over. WC with high wall mounted cistern, tiled splashbacks to wet areas, floorboards and a Victorian style radiator.

### EXTERIOR

#### FRONT OF PROPERTY

Shared gate and paving with next door which leads to front door. Laid to level lawn with array of established plants and stone wall boundaries.

#### REAR GARDEN

Vast array of established plants, shrubbery and trees with some shrubbery to boundaries as well as fences and gated side access to the front of the property. Gated rear vehicle access to garage, laid to patio for outdoor seating with paving leading to garage and timber storage sheds.

#### DOUBLE GARAGE 5.6m x 5.1m (18'4" x 16'8" )

Electric roll up garage doors and wooden pedestrian door to rear garden.

#### TENURE

This property is freehold.

#### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C according to [www.gov.uk](http://www.gov.uk) website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

#### ADDITIONAL INFORMATION

This property is located within a coal mining reporting area. The property benefits from a right of access across a lane to the side of the property to access the garage.

Local authority: South Gloucestershire Council  
Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).  
Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

