



Berenda Drive, Longwell Green, Bristol, BS30
 Approximate Area = 698 sq ft / 64.8 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?



71 Berenda Drive, Longwell Green, Bristol, BS30 9YY
Offers In The Region Of £290,000



Council Tax Band: B | Property Tenure: Freehold

TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE WITH POTENTIAL!! This charming semi-detached house on Berenda Drive presents an excellent opportunity for both first-time buyers and those looking to downsize. Built between 1980 and 1989, this well-maintained property boasts two inviting double bedrooms and a comfortable reception room, making it an ideal space for relaxation and entertaining. The house offers the potential for extension to the side & rear (subject to planning permission), allowing you to tailor the home to your specific needs. The south-west facing rear garden is a delightful outdoor space, perfect for enjoying sunny afternoons and hosting gatherings with family and friends. Parking is a breeze with a driveway that accommodates two vehicles, ensuring convenience for you and your guests. The current vendor has lovingly maintained the property throughout their ownership, reflecting a true sense of care and attention to detail. With its desirable location and ample potential, this two-bedroom semi-detached house is a fantastic opportunity to create a wonderful home in a vibrant community. Don't miss your chance to view this lovely property and envision the possibilities it holds for you and your family.



Porch
3'1" x 2'8" (0.94m x 0.81m)
Double glazed door into porch, obscure door into lounge.

Lounge
18'10" x 12'6" (5.74m x 3.81m)
Double glazed window to front, stairs to first floor landing, storage cupboard under stairs, cupboard housing fuse box, electric fire with surround, radiator.

Kitchen / Diner
12'6" x 8'2" (3.81m x 2.49m)
Double glazed window and door to rear garden, kitchen consists of: matching wall and base units with worktops, 1 & a 1/2 bowl sink with mixer taps and drainer, tile effect flooring, part tiled walls, radiator, gas condensing boiler, electric cooker and hob with extractor hood above, space for the following appliances:- fridge/freezer, washing machine and dishwasher.

Landing
8'2" x 3'9" (2.49m x 1.14m)
Stairs to ground floor, loft access.

Bedroom 1
12'6" x 10'5" (3.81m x 3.18m)
Double glazed window to front, wardrobes not fitted or cupboards, radiator.

Bedroom 2
12'6" x 8'3" (3.81m x 2.51m)
Double glazed window to rear, storage cupboard over stairs.

Bathroom
8'7" x 4'9" (2.62m x 1.45m)
Obscure double glazed window to side, bath with shower above, wash hand basin, W.C, wood effect flooring, tiled walls, radiator, mirror with light above.

Front Garden
Pathway to front door, mostly laid to lawn with bark borders, outside sensor lighting, side gate to rear garden.

Rear Garden
Enclosed private garden with patio, recently turfed lawn area, trees, shrubs, bushes and bark areas, fences enclosing, 2x sheds, one of the sheds is insulated with power, and is utilised as a utility space, housing a condenser tumble dryer, outside water tap, side gate to front.

Driveway
Off street parking for two cars.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

