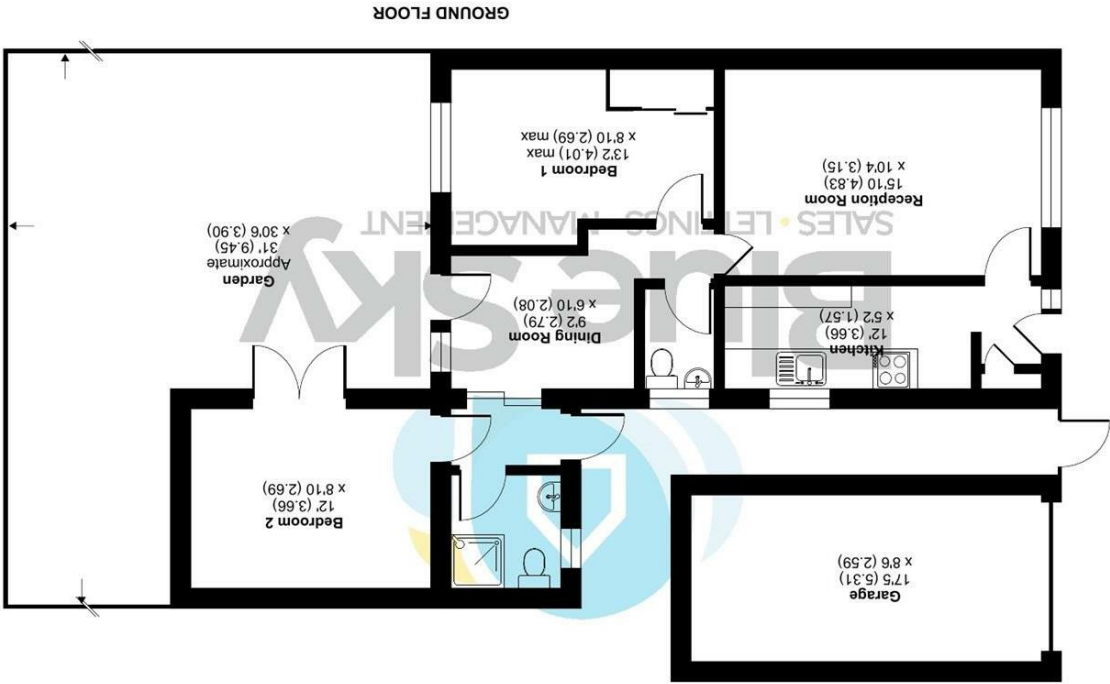




## Ferndale Avenue, Longwell Green, Bristol, BS30

Approximate Area = 644 sq ft / 59.8 sq m  
Garage = 145 sq ft / 13.4 sq m  
Total = 789 sq ft / 73.2 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/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

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Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: C | Property Tenure: Freehold

Lovely one level living! This well presented, two bedroom Bungalow offers one level living at its' best. Having a Garage and a driveway adds convenience and additional storage space. Low maintenance gardens provide that perfect space in which to enjoy relaxed outside time. On entering this property, you will find a welcoming hallway space, leading to the kitchen area. A lovely lounge offers a light and airy reception room. An inner lobby leads onto a dining room and to the two generous bedrooms. The principal bedroom enjoys easy access to the rear garden via French Doors. The second bedroom has fitted wardrobes. There is a wet room as well as a cloak room. Longwell Green is always a popular choice, with its' access to retail and leisure parks, as well as transport links and green spaces. We anticipate a high level of interest for this property and encourage arranging to view!



**Hallway**  
Door to front with obscured leaded light panel and obscured panel to side, cupboard housing boiler with slated shelving and fuse box, archway through to kitchen area, timber and glazed door to lounge.

**Kitchen Area**  
12' x 5'2 (3.66m x 1.57m)  
Double glazed window to side, a range of wall and base units with work tops over, one and a half bowl sink and drainer, space for fridge / freezer, space and plumbing for under counter washing machine, gas hob, electric oven and extractor hood, serving hatch, fully tiled walls, radiator.

**Lounge**  
15'10 x 10'4 (4.83m x 3.15m)  
Double glazed window to front, wall mounted gas fire, serving hatch, laminate flooring, Tv & telephone points, door to dining room and access to cloak room and bedroom one, radiator.

**Cloak Room**  
Double glazed, obscured window to side aspect, fully tiled walls, W.C, wash hand basin, inset into a vanity unit.

**Wet Room**  
Double glazed obscured window to front, fully tiled walls, W.C, Shower, vanity wash hand basin, shaver point, radiator.

**Dining Room**  
9'2 x 6'10 (2.79m x 2.08m)  
Double glazed door with double glazed side panel to rear, sliding door to lobby, door to cloak room, door from Lounge and door to Bedroom one, laminate flooring, sliding door through to rear lobby, telephone point, radiator.

**Lobby**  
Obscured double glazed door to front, door to wet room, doors to bedroom two, sliding door from Dining Room, laminate flooring, radiator.

**Bedroom One**  
13'2 max x 8'10 max (4.01m max x 2.69m max)  
Double glazed window to rear, fitted wardrobes, radiator.

**Bedroom Two**  
12' x 8'10 (3.66m x 2.69m)  
Double glazed French doors to side giving access to the rear garden, double glazed window to rear, laminate flooring, radiator.

**Front Garden**  
Area laid to decorative stone and block paving, gated access to rear, driveway, curtesy light.

**Rear Garden**  
31' x 10'6 approx (9.45m x 3.20m approx)  
Fully enclosed, mainly laid to decorative stone, patio, raised border, summerhouse and shed, side access to garage and front of property, outside tap, gated access to front.

**Garage**  
17'5 x 8'6 (5.31m x 2.59m)  
Electric door to front, double glazed curtesy door and a double glazed window to the rear aspect, light and power.

**Driveway**  
Dropped kerb with parking for one vehicle, with access to the Garage.



| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) A                                 |                                                                                                             | 86        |
| (81-91) B                                   |                                                                                                             |           |
| (69-80) C                                   | 69                                                                                                          |           |
| (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  |           |

