



47, Shellards Road, Longwell Green, Bristol,
BS30 9DP

£415,000

Anne James are delighted to present this immaculate semi-detached home, lovingly maintained by the current owners and situated on one of the most popular roads in Longwell Green. The property is ideally located within easy walking distance of Longwell Green Primary School and the local Tesco Express, as well as within walking distance of Gallagher Retail Park with its excellent selection of shops and cafés. The popular Bristol and Bath Railway Path is also nearby. Accommodation is accessed via an entrance porch leading into a bright and airy hallway with stairs rising to the first floor. The ground floor offers reception rooms, a garden room, and a well-equipped kitchen, providing flexible and comfortable living space. To the first floor are three spacious bedrooms and a modern white bathroom suite. Externally, the property benefits from a long driveway to the front, providing off-street parking and access to a single garage, as well as well-maintained west-facing rear gardens, ideal for enjoying afternoon and evening sun. The property is offered with no onward chain, making it an excellent opportunity for a smooth and straightforward purchase. Viewing is highly recommended.

Entrance

uPVC double glazed storm doors leading to the entrance porch.

Entrance Porch

Obscure glazed door with matching side panels to the entrance hallway.

Entrance Hallway

Stair case leading to the first floor, telephone point, cupboard housing utility meters, doors leading to the reception rooms and archway leading to the kitchen, radiator.

Reception One

12' 6" x 11' 11" (3.81m x 3.64m)
uPVC double glazed window to the front, feature stone fireplace housing electric fire, TV plynth, radiator, coving, obscure glazed double doors leading to the reception two.

Reception Two

12' 4" x 11' 1" (3.77m x 3.38m)
TV aerial point, double radiator, coving, opening into the garden room.

Garden Room

10' 10" x 7' 0" (3.29m x 2.13m)
uPVC double glazed sliding patio doors leading to the rear garden, door to the WC, obscure glazed door leading to the kitchen, inset ceiling lights, tiled floor.

Cloakroom

7' 1" x 3' 6" (2.17m x 1.06m)
uPVC double glazed obscure window to the rear, vanity wash hand basin with mixer tap, WC with concealed cistern, wall mounted mirror, tiled splashbacks, coving, tiled floor.

Kitchen

13' 4" x 6' 8" (4.07m x 2.02m)
uPVC double glazed window to the side, range of wall and base units with rolled edge worktops, stainless steel one and half bowl sink unit with mixer tap, oven with stainless steel gas hob, cooker hood, space for fridge freezer, space for washing machine, double radiator, tiled splashbacks, tiled floor, coving.

First Floor Landing

uPVC double glazed obscure window to the side, coving, doors leading to





Bedroom One

12' 2" x 10' 11" (3.71m x 3.33m)

uPVC double glazed window to the front, range of fitted wardrobes with dressing table, coving, radiator.

Bedroom Two

12' 0" x 9' 10" (3.67m x 2.99m)

uPVC double glazed window to the rear, coving, radiator, range of fitted wardrobes housing Valliant boiler.

Bedroom Three

7' 10" x 6' 2" (2.39m x 1.88m)

uPVC double glazed window to the front, coving, radiator, telephone point.



Bathroom

6' 1" x 5' 1" (1.86m x 1.55m)

uPVC double glazed obscure window to the rear, panel bath with Mains shower over, pedestal wash hand basin, low level WC, tiled splashbacks.

Front Gardens

Block paved driveway leading to wrought iron gates giving access to the rear garden, mainly laid to lawn with mature shrubs and flower borders.



Rear Gardens

West facing private rear garden, Block paved driveway leading to a single garage. Artificial and real lawn area's, mature shrub borders, outside tap.

Single Garage

With electric door, window to the side.

Tenure Freehold, **Local Authority** South Gloucestershire, **Council Tax** Band C

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed 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