14 Laphams Court, Longwell Green, Bristol, BS30 7DG

£295,000 Freehold

DW SMITH EST 1999

- End of terrace property
- Two double bedrooms
- Living room
- Kitchen/Dining Room
- Gardens
- Garage and parking
- Presented in excellent condition
- Ideal first-time purchase

Hallway

Living Room
14'9" x 10'5" (4.52m x 3.19m)

Kitchen/Dining Room
13'7" x 8'0" (4.15m x 2.46m)

Landing

Bedroom
12'0" x 10'5" (3.67m x 3.19m)

Bedroom
7'11" x 7'7" (2.43m x 2.33m)

Bathroom
7'5" x 5'6" (2.27m x 1.68m)

Garage
16'11" x 7'9" (5.18m x 2.38m)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

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PROPERTY TYPE House - End Terrace

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B

This charming end-of-terrace, two-double-bedroom property is situated towards the end of a small cul-de-sac, enjoying attractive gardens, off-street parking and a garage located to the side.

The property has been extremely well maintained by the current owner over recent years and is presented to the market in excellent condition throughout. Offering well proportioned accommodation and a ready to move into finish, the property would make an ideal first-time purchase.

what the owners will miss

"The spacious main bedroom, having Gallagher Retail Park a few minutes walk away and the lovely neighbours. "

the location

Set in this popular location, there is a whole range of facilities literally on the doorstep, including Aspects Leisure complex with gym, swimming pool, cinema complex and eateries. Gallagher Retail park is also a short distance away with a number of national retailers including Marks and Spencer, Next and Costa. The Avon ring road is readily accessible, as is the Bristol to Bath cycle path. Bristol 4.5 miles Bath 7.9 miles.

just a thought...

Situated on this popular development, with good access to a vast range of amenities, this could make an ideal first home. This is sure to be a popular choice, early viewing recommended!