



Larksleaze Road, Longwell Green, Bristol, BS30
 Approximate Area = 703 sq ft / 65.3 sq m
 Garage = 167 sq ft / 15.5 sq m
 Total = 870 sq ft / 80.8 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 in the 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?



8 Larksleaze Road, Longwell Green, Bristol, BS30 9BL
Guide Price £349,950



Council Tax Band: C | Property Tenure: Freehold

CHARMING SEMI-DETACHED BUNGALOW IN THE POPULAR POSITION ON LARKSLEAZE ROAD IN LONGWELL GREEN!! This property exudes character while providing modern living spaces. The bungalow features two generously sized double bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retirement retreat. Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The well-appointed wet room ensures that all your needs are met, while the enclosed mature front & rear gardens add a touch of greenery and privacy to your home. One of the standout features of this property is the ample parking available for several vehicles, along with a detached single garage, providing both convenience and security for your vehicles and additional storage needs. Situated in a desirable location, this bungalow is offered with no onward chain, allowing for a smooth and straightforward purchase process. Whether you are looking to downsize or simply seeking a tranquil place to call home, this property presents an excellent opportunity to enjoy the best of Bristol living. Don't miss your chance to make this charming bungalow your own.



Hallway

9'2" x 5'6" (2.79m x 1.68m)
Obscure uPVC double glazed door into hallway, radiator, 2x storage cupboards - one of which houses fuse box, gas and electricity meters.

Bedroom 1

11'5" x 10'8" (3.48m x 3.25m)
Double glazed window to front, radiator,

Bedroom 2

11'11" x 9'5" (3.63m x 2.87m)
Double glazed window to front, radiator,

Wet Room

5'9" x 5'6" (1.75m x 1.68m)
Obscured double glazed window to side, walk-in shower space with screen, wash hand basin, W.C., wall mounted mirror cabinet, part tiled walls,

Kitchen / Diner

13'1" x 7'11" (3.99m x 2.41m)
Obscured double glazed door & window to side, the kitchen consists of wall and base units with worktops, 1 & a 1/2 bowl sink with mixer taps and drainer, built in electric oven & hob with extractor hood above, cupboard housing gas combi. boiler, part tiled walls, tiled effect flooring, loft access. space for the following appliances:- fridge/freezer & washing machine.

Lounge

21'2" x 11'8" (6.45m x 3.56m)
Double glazed window and patio doors to rear, 2x radiators, gas fireplace with surround.

Front Garden

Mostly laid to lawn with flower borders, pathway to front door and access to side door, outside lighting, enclosed by low wall and fencing.

Rear Garden

Mostly laid to lawn with patio & gravel areas, pathway down to bottom of garden, mature flower borders, shrubs & trees, enclosed with fencing, gated side access to the driveway.

Driveway

Off street parking for several cars via gated access, outside lighting & water tap, fencing to one side, gated side access to the rear garden, access to garage.

Garage

16'10" x 10' (5.13m x 3.05m)
Up and over door, door to garden rear garden, single glazed windows.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

