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85 Pearsall Road, Longwell Green, Bristol, BS30 9BD

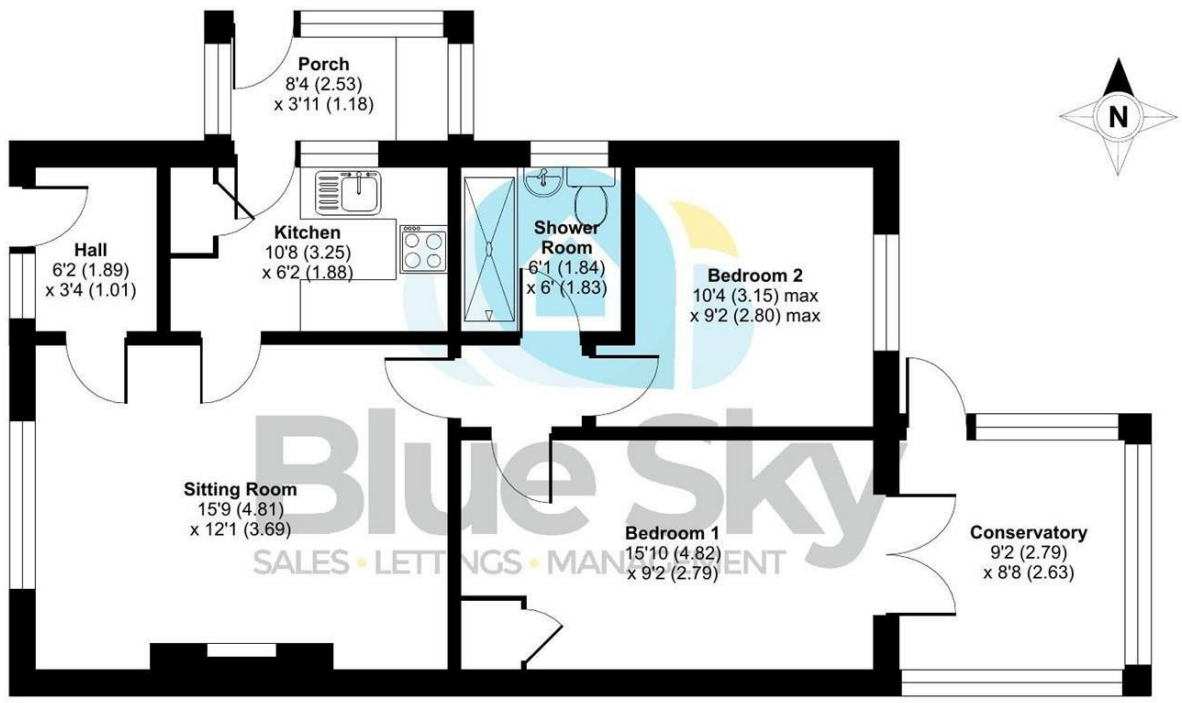
Offers In Excess Of £325,000



Pearsall Road, Longwell Green, Bristol, BS30

Approximate Area = 748 sq ft / 69.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1540939

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The Important Bit!

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/drained 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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Council Tax Band: C | Property Tenure: Freehold

SEMI DETACHED BUNGALOW LOCATED IN A DESIRABLE LOCATION! Nestled in the sought-after area of Pearsall Road, Longwell Green, Bristol, this charming semi-detached bungalow offers a delightful blend of comfort and convenience. Spanning 614 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or those seeking a peaceful retreat. Upon entering, you are welcomed into the lounge/diner, perfect for both relaxation and entertaining. The kitchen is functional and well-equipped, catering to all your culinary needs. The bungalow also boasts a shower room, ensuring practicality for everyday living. A side porch and a conservatory extend the living space, The rear garden is a tranquil haven, ideal for outdoor activities or simply unwinding in the fresh air. Additionally, the property offers ample parking for up to three vehicles. Situated close to local amenities, school and picturesque countryside walks, this bungalow is perfectly positioned. Whether you are looking to downsize or seeking a new home, this property presents an excellent opportunity. Do not miss the chance to make this lovely bungalow your own.





Entrance Hall
6'2 x 3'4 (1.88m x 1.02m)
Welcoming entrance hall with a double-glazed window to the front and double-glazed entrance door, providing access through to the lounge/diner.

Lounge/Diner
15'9 x 12'1 (4.80m x 3.68m)
Main reception room with double glazed window to front, electric fire and surround, radiator.

Kitchen
10'8 x 6'2 (3.25m x 1.88m)
Well equipped kitchen with a double glazed window side, double glazed door to side porch, tiled flooring, radiator, spotlights, useful storage cupboard (housing gas combination boiler, electric meter, gas meter and fuse board), wall and base units with worktops over, tiled splash backs, sink and drainer, electric oven and hob, cooker hood, space for fridge/freezer, space for dishwasher.

Side Porch
8'4 x 3'11 (2.54m x 1.19m)
A useful additional space of UPVC construction with tiled effect flooring, worktop, power and lighting, space and plumbing for a washing machine.

Inner Hall
Providing access to the remaining accommodation and to the loft, the loft benefits from a drop down ladder and is part boarded and has lighting.

Shower Room
6'1 x 6' (1.85m x 1.83m)
Double glazed window to side, extractor fan, W.C, spotlights, walk in shower, wash hand basin, tiled flooring, tiled and UPVC wall finishes, radiator.

Bedroom Two
10'4 max x 9'2 max (3.15m max x 2.79m max)
Double glazed window to rear over looking the rear garden, radiator.

Bedroom One
15'10 x 9'2 (4.83m x 2.79m)
Double glazed French doors leading to the conservatory, storage cupboard, radiator, wall units.

Conservatory
9'2 x 8'8 (2.79m x 2.64m)
Of brick and UPVC construction, over looking the rear garden, double glazed windows allowing lots of natural light, double glazed French doors to rear garden, tiled flooring, radiator.

Rear Garden
Enclosed rear garden with side gate, outside power, three useful storage sheds, patio, summer house, artificial grass, plants and shrubs and gravelled area, water butt, compost bin.

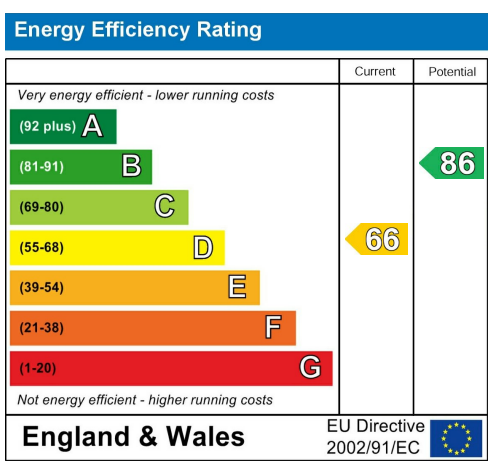
Front Garden/Driveway
The front garden offers a gravelled area with mature shrubs and plants, outside lights, outside tap, block paved driveway for two cars, double gates leading to additional parking for one car, side gate to rear garden, water butt.

Agent Note
The vendor has advised there is a yearly rent charge of £8.10.

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.









The Property Ombudsman

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