



Approximate Area = 450 sq ft / 41.8 sq m  
 Garage = 127 sq ft / 11.7 sq m  
 Total = 577 sq ft / 53.5 sq m  
 For identification only - Not to scale

**Logus Court, Longwell Green, Bristol, BS30**

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/drainaged, 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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[info@bluesky-property.co.uk](mailto:info@bluesky-property.co.uk)

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



**4 Logus Court, Longwell Green, Bristol, BS30 7EF**  
**Offers In Excess Of £210,000**





Council Tax Band: B | Property Tenure: Freehold

OFFERED WITH NO ONWARD CHAIN IS THIS 1 DOUBLE BEDROOM BACK-TO-BACK HOUSE IN LOGUS COURT, LONGWELL GREEN!! This charming back-to-back house presents an excellent opportunity for first-time buyers or those seeking a cosy retreat. With its ample potential for personalisation, this property invites you to unleash your creativity and transform it into your dream home. The property features a well-proportioned reception room, perfect for relaxation or entertaining guests. The double bedroom offers a peaceful sanctuary, while the bathroom is conveniently located to serve both residents and visitors alike. One of the standout features of this home are the front & rear gardens, a rare find in such a desirable area. Additionally, the property boasts a garage, providing extra storage or potential for a workshop and an additional parking space to the front of the garage. With no onward chain, you can move in without delay and start making this house your own. The location is particularly appealing, as it is within walking distance to local amenities & transport links, ensuring that daily necessities are easily accessible. This combination of convenience and comfort makes it an ideal choice for those looking to settle in a friendly community. Whether you are a first-time buyer or looking to downsize, this charming house in Longwell Green is not to be missed. Come and explore the possibilities that await you in this lovely abode.



**Lounge / Dining Room**

12'10" x 9'11" (3.91m x 3.02m)  
Door into the lounge/dining room, double glazed window to front, stairs to first floor landing, radiator, wood effect flooring, fusebox on wall, open archway to kitchen,

**Kitchen**

9'7" x 6'11" (2.92m x 2.11m)  
Double glazed window to front, open archway into the lounge, the kitchen consists of matching wall & base units with worktops, stainless steel sink with mixer taps & drainer, breakfast bar with two openings in the wall into the lounge/dining room, extractor hood, storage cupboard under stairs with power & lighting, tiled flooring, part tiled walls, space for washing machine, cooker & fridge/freezer,

**Landing**

Stairs to ground floor, radiator, loft access,

**Bedroom**

10'7" x 10'2" (3.23m x 3.10m)  
Double glazed window to front, radiator, wood effect flooring, built in wardrobes, storage cupboard over stairs,

**Bathroom**

6'7" x 6'4" (2.01m x 1.93m)  
Obscured double glazed window to front, bath with shower attachment to taps, wash hand basin, WC, extractor fan, chrome heated towel rail, tile effect flooring, partly tiled walls,

**Front Garden**

Mostly laid to lawn with shrubs & bushes enclosing, pathway access to front door,

**Outside Store / Shed**

Private outside store housing gas & electric meters, located next to the front door,

**Rear Garden**

Access via pathway to the rear garden located separate to the property, gated access into the rear garden, mostly laid to lawn with shrubs & bushes, walls & fences enclosing,

**Garage & Parking**

Garage located in block in front of the property, up & over door, parking for 1 car positioned in front of the garage,



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		74	
(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	

