HUNTERS®

HERE TO GET *you* THERE

Park Farm Court

Longwell Green, Bristol, BS30 7EE

£240,000

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Council Tax: B

6 Park Farm Court

Longwell Green, Bristol, BS30 7EE

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DESCRIPTION
This beautifully presented back-to-back semi-detached home is tucked away in a small, quiet cul-de-sac, offering both privacy and a peaceful setting. The entrance porch welcomes you with a generously sized storage cupboard. Inside, the light-filled open plan living room flows seamlessly into the kitchen, creating a sociable and airy living space. Upstairs, the property boasts a spacious double bedroom and a well-appointed shower room.

Outside, there is a meticulously maintained garden laid to artificial lawn and Indian Sandstone patio, a garage within rank to front with parking space to front of garage,

The property is perfect for first-time buyers or those looking to downsize, benefits from easy access to local amenities including supermarkets public transport links and green spaces all within walking distance or a short drive. With everything you need close by, it offers both convenience and a peaceful lifestyle

ENTRANCE
Storm porch, UPVC stained glass double glazed door.

LIVING ROOM/KITCHEN
16'7" (max) x 12'9" (max) (5.05m (max) x 3.89m (max))

LOUNGE AREA
UPVC double glazed window to front, coved ceiling, double radiator, stairs rising to first floor.

KITCHEN AREA
UPVC double glazed window to front, range of light grey gloss wall and base units, oak work tops incorporating 1 1 /2 composite sink bowl unit with mixer tap, built in electric oven and ceramic hob, extractor fan hood, space for fridge freezer, space and plumbing for washing machine, under stair storage cupboard.

FIRST FLOOR ACCOMMODATION:

LANDING
Loft hatch, radiator, doors leading to bedroom and bathroom.

BEDROOM
12'4" (max) x 9'10" (3.76m (max) x 3.00m)
UPVC double glazed window to front, double radiator, built in cupboard housing Worcester combination boiler.

OUTSIDE

GARDEN
Private landscaped garden with low maintenance in mind, 2 areas laid to artificial lawn, Indian sandstone patio with matching pathway, raised sleeper borders, shrub border, security light, outside light, outside storage cupboard housing gas and electric meters, enclosed by boundary fence with gated access.

GARAGE
Single garage within rank to front of property, up and over door access.

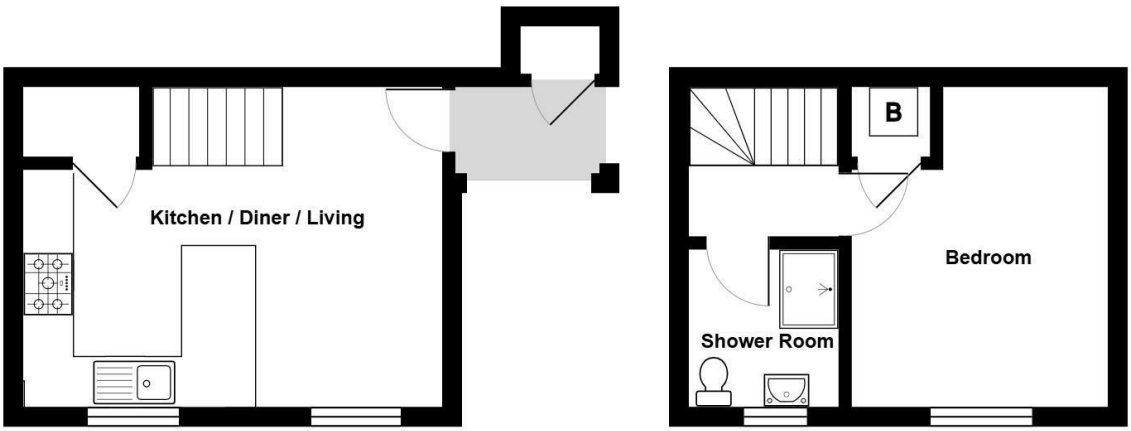
PARKING
Parking space to front of garage.

Road Map

Hybrid Map

Terrain Map

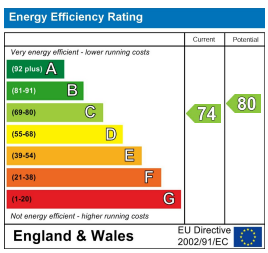
Floor Plan

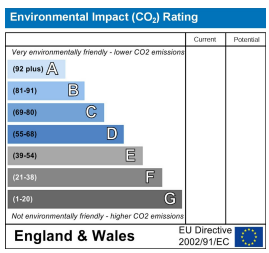


Viewing

Please contact our Hunters Downend Office
on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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