

for sale

£130,000



## Avonlea Court Cloverdale Drive Longwell Green Bristol BS30 9UT

Avonlea Court is ideally located near to Longwell Green Retail Park for shops and essentials, with cafés and services in nearby Keynsham. Residents can enjoy gentle walks at Avon Valley Country Park, visit the heritage Avon Valley Railway, and benefit from transport links to Bristol and Bath



# Avonlea Court Cloverdale Drive Longwell Green Bristol BS30 9UT

## Entrance Hall

Door to the communal hallway, cupboard housing the hot water tank, storage cupboard, storage heater, intercom phone, emergency pull cord

## Lounge/ Dining Room

17' 7" x 9' 4" ( 5.36m x 2.84m )

Double glazed window to the front, storage heater, emergency pull cord

## Kitchen

7' 3" x 7' 2" ( 2.21m x 2.18m )

Double glazed window to the side, a range of modern style fitted wall and base units, rolled edge worktops, tiled splashbacks, under the counter electric cooker, built in electric hob with cookerhood, stainless steel sink unit, integrated fridge, integrated freezer,

## Bedroom

11' 2" max x 10' 3" max ( 3.40m max x 3.12m max )

Double glazed window to the rear, a range of fitted wardrobes, bedside cabinets and draw units, electric panel heater, emergency pull cord

## Bathroom

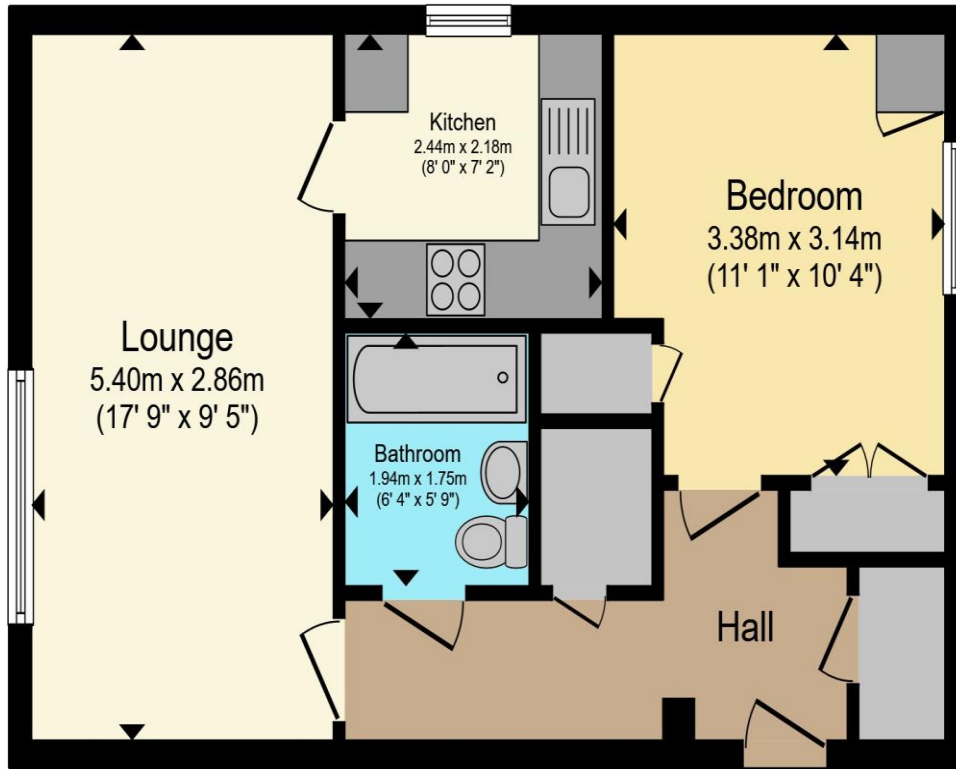
A three piece bathroom suite comprising panel bath with electric shower over, pedestal hand basin, low level WC, electric towel radiator, tiled splashbacks, emergency pull cord











Total floor area 46.7 m<sup>2</sup> (502 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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131 Bath Road Longwell Green  
 BRISTOL BS30 9DD

Property Ref: BLG104349 - 0002

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 70.00

**view this property online [connells.co.uk/Property/BLG104349](http://connells.co.uk/Property/BLG104349)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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