



Approximate Area = 683 sq ft / 63.4 sq m  
 For identification only - Not to scale

**Berenda Drive, 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/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.

**The Important Bit!**

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**Get in touch to arrange a viewing!**

**Like what you see?**



**20 Berenda Drive, Longwell Green, Bristol, BS30 9YX**  
**Offers In Excess Of £280,000**





Council Tax Band: B | Property Tenure: Freehold

**Fantastic first impressions! First Home?**

You can only make one first impression and we are confident that you will be impressed with this well presented home. Offering two double bedrooms plus a useful conservatory, this property is perfect for first time buyers, or those looking to downsize. Kerb appeal along with tandem off street parking all add to this property's appeal. There is an inviting and cosy lounge plus a separate Kitchen/breakfast room. An enclosed rear garden lends itself to those relaxing outdoor days where al-fresco dining or just whiling away the hours can be enjoyed. Longwell Green is always a popular choice with nearby facilities at hand. There are good transport links plus plenty of green spaces including cycle paths. If you are working from home, one of the bedrooms could be well utilised, or the conservatory could equally be a versatile area of choice. Come take a look at this fabulous home to appreciate all it has to offer.



**Entrance Porch**

Door to front with fan obscured glazed panel, tiled canopy over, double glazed window to side, door to lounge.

**Lounge**

15'11" x 11'10" (4.85m x 3.61m)  
Double glazed window to front, TV point, under stairs storage area and cupboard, stairs rising to first floor, cupboard housing fuse box, door to kitchen / breakfast room, radiator.

**Kitchen / Breakfast Room**

8'10" x 11'10" (2.69m x 3.61m)  
Double glazed window and single glazed folding door to conservatory aspect, wall mounted combination boiler, range of wall and base units, stainless steel sink and drainer, under counter space and plumbing for washing machine and slimline dishwasher, space for fridge / freezer, space for cooker with extractor over, radiator.

**Conservatory**

7'6" x 7'5" (2.29m x 2.26m)  
Double glazed French door to rear aspect and double glazed windows to side and rear, polycarbonate roof.

**First Floor Landing**

Access to loft space which is part boarded with ladder and light, access to all rooms.

**Bedroom One**

8'10" x 11'10" (2.69m x 3.61m )  
Double glazed window to rear, storage cupboard with hanging rail, radiator.

**Bedroom Two**

7'6" x 11'10" (2.29m x 3.61m)  
Double glazed window to front, radiator.

**Bathroom**

4'7" x 8'10" (1.40m x 2.69m)  
Part tiled walls, panelled bath with mixer tap and shower over, vanity wash hand basin, W.C. heated towel rail.

**Front Garden**

Path to front door, partial hedge boarder and tree, area laid to decorative stone.

**Rear Garden**

Fully enclosed by way of boundary fencing, mainly laid to lawn with area laid to decorative stone, storage shed, outside tap.

**Parking**

Tandem parking via a dropped kerb, located close to the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	87
(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	

