

Approximate Area = 636 sq ft / 59 sq m
 Garage = 131 sq ft / 12.1 sq m
 Total = 767 sq ft / 71.1 sq m
 For identification only - Not to scale

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?



7 Britten Court, Longwell Green, Bristol, BS30 7DE

£300,000





Council Tax Band: B | Property Tenure: Freehold

NO CHAIN! Located in the popular cul-de-sac of Britten Court, Longwell Green, Bristol, this charming semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts two well-proportioned bedrooms, making it ideal for small families or couples. The modern bathroom is tastefully designed, ensuring a pleasant experience for daily routines. The heart of the home is the inviting kitchen/breakfast room, perfect for casual dining and entertaining. The spacious lounge/diner offers a versatile space for relaxation and social gatherings, creating a warm and welcoming atmosphere. Outside, the property features a delightful rear garden, providing an oasis for outdoor enjoyment. Additionally, there is a garage and parking space, a valuable asset in this sought-after area. With no onward chain, this home is ready for you to move in and make it your own. The location is particularly advantageous, with convenient access to local bus stops, shops and the ring road, ensuring that all your daily needs are within easy reach. Do not miss the chance to view this lovely home!



Hall
Double glazed door to front, wood effect flooring, radiator, stairs to first floor landing.

Lounge/Diner
14'10 max x 13'7 max (4.52m max x 4.14m max)
Double glazed window to front, wood effect flooring, radiator, under stairs storage cupboard housing fuse board.

Kitchen/Breakfast Room
13'7 x 8'2 (4.14m x 2.49m)
Double glazed window to rear, double glazed French doors to rear, wall and base units, worktops, 1 1/2 bowl sink with drainer, tiled splashbacks, wine rack, electric cooker and hob (hob not working), cooker hood, wall unit housing gas combi boiler, space for fridge/freezer, space for slimline dishwasher, space for washing machine, breakfast bar, radiator, wood effect flooring.

First Floor Landing
8'8 x 2'8 (2.64m x 0.81m)
Storage cupboard, loft access (parted board).

Bedroom One
12'0 x 10'7 (3.66m x 3.23m)
Double glazed window to the front, radiator, ceiling coving, fitted wardrobe with light, wood effect flooring.

Bedroom Two
8'0 x 7'9 (2.44m x 2.36m)
Double glazed window to rear, wood effect flooring, radiator, built in wardrobe.

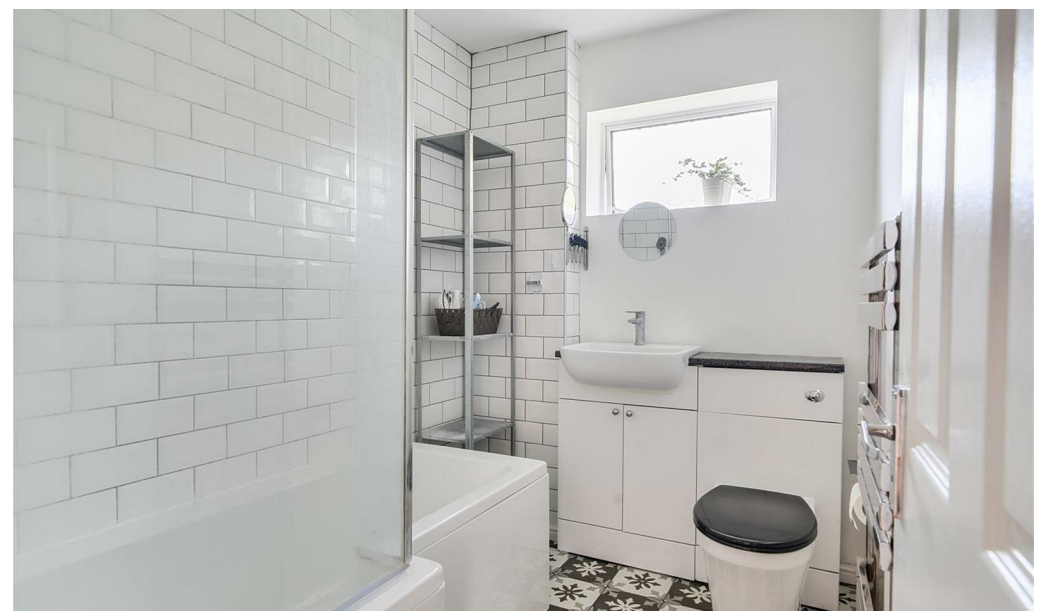
Bathroom
8'0 x 5'9 (2.44m x 1.75m)
Double glazed window to rear, tiled flooring, extractor fan, part tiled walls, W.C. wash hand basin with vanity, bath with shower over, shower screen, heated towel rail, spotlights.

Front Garden
Laid to gravel, pathway to front door, canopy over front door, pathway to side gate.

Rear Garden
Enclosed rear garden, gated side access, patio area, outside tap, lawn area, enclosed by fencing, area laid to bark.

Garage
16'9 x 7'10 (5.11m x 2.39m)
Single garage located in a block close to the property, up and over door to front. The garage is the fourth garage down from the left in the block.

Parking
Space for one car in front of garage.



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

