



31 Longwood, Bristol, BS4 4TR

£275,000

Situated in a quiet cul-de-sac with open views across fields to the front, this three-bedroom terraced home presents an excellent opportunity for buyers looking to put their own stamp on a property. Offering generous living space, off-road parking and a private rear garden, it has all the ingredients to create a wonderful family home.

Inside, the property offers three well-proportioned bedrooms and a modern shower room on the first floor. The bright living room is flooded with natural light thanks to large front and side windows, while the open outlook across the fields provides a peaceful backdrop to everyday living.

The kitchen/dining room is functional but would now benefit from updating, giving buyers the opportunity to create a space tailored to their own taste and lifestyle. To the rear, a spacious lean-to conservatory provides useful additional living or storage space and offers scope for a variety of uses.

Outside, the enclosed rear garden provides a private space to relax, entertain or enjoy time outdoors, while the off-road parking adds everyday convenience. The property does not currently have central heating, which has been reflected in the asking price and offers an excellent opportunity to further enhance the home through modernisation.

The location is equally appealing, with excellent public transport links nearby, along with Broomhill Primary School, Oasis Academy Brislington and St Brendan's Sixth Form College. Green spaces and countryside walks are all within easy reach, offering the perfect balance of convenience and outdoor living.

Offering a peaceful setting, an attractive open outlook and plenty of scope to improve, this is a fantastic opportunity to create a home tailored to your own style in a well-established and popular location.

Entrance Porch

Sitting Room

14'9 max x 13'4 (4.50m max x 4.06m)



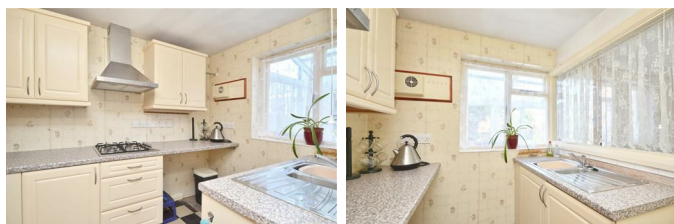
Dining Room

14'9 x 10'9 max (4.50m x 3.28m max)



Kitchen

10'9 x 6'6 (3.28m x 1.98m)



Conservatory/Lean-To



Landing

8'2 x 6' (2.49m x 1.83m)



Bathroom

5'11 x 5'6 (1.80m x 1.68m)



Master Bedroom

14'3 x 8'5 (4.34m x 2.57m)



Bedroom Two

9'6" x 8'5" (2.90m x 2.57m)



Bedroom Three

10'2" x 6' (3.10m x 1.83m)



Rear Garden



Rear Elevation



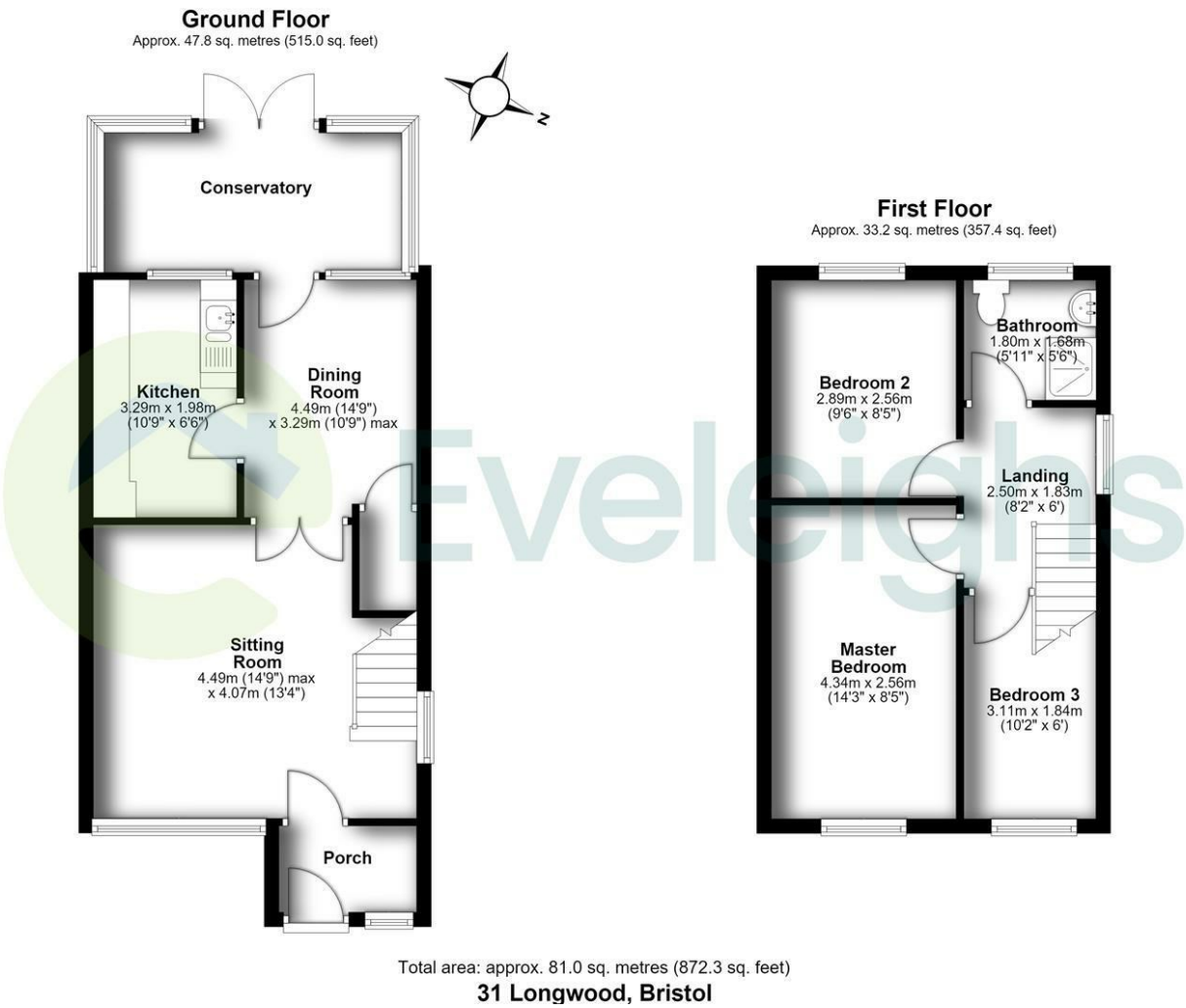
Parking



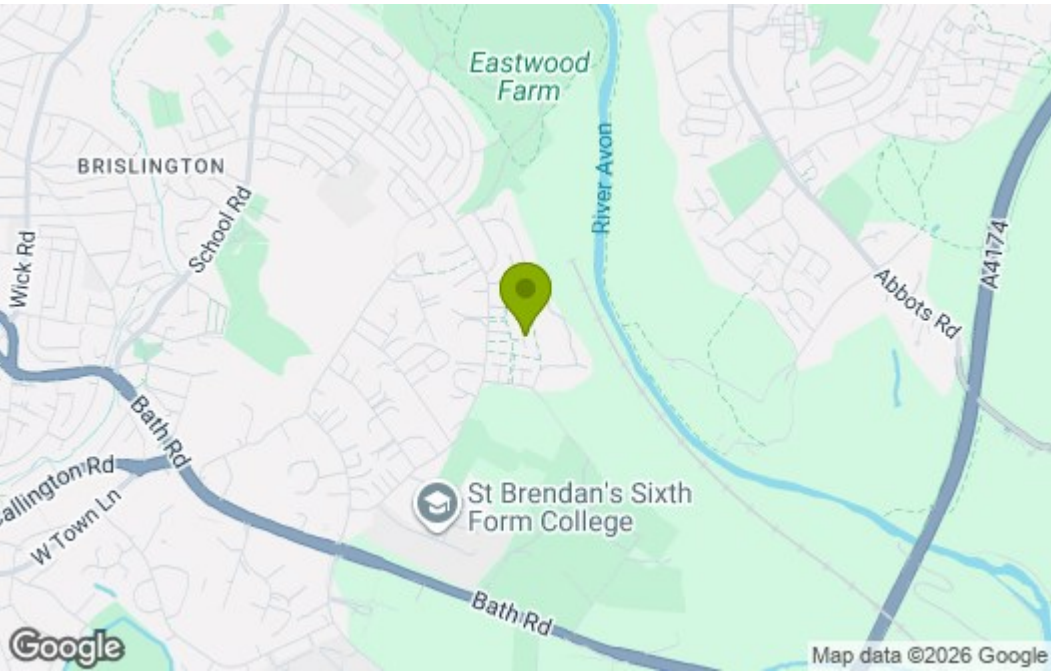
General

The property is subject to a annual perpetual rentcharge of £12

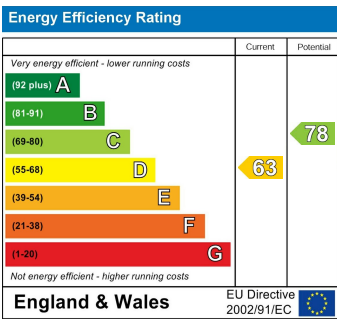
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.