



7 Longmeadow Road, Bristol, BS31 2RG

Offers Over £300,000

****NO ONWARD SALES CHAIN**** Positioned on Longmeadow Road in the charming town of Keynsham, Bristol, this delightful three-bedroom mid-terrace house presents an excellent opportunity for families and first-time buyers alike. The property is conveniently located near local shops and amenities, ensuring that daily necessities are just a short stroll away.

Upon entering, you will appreciate the warmth and comfort provided by the gas-fired central heating and the modern uPVC double glazing, which enhances energy efficiency while keeping the home cosy throughout the year. The layout of the house is both practical and inviting, making it an ideal space for both relaxation and entertaining.

The property boasts three well-proportioned bedrooms, offering ample space for family living or guest accommodation. Outside, you will find an enclosed, low-maintenance south-facing rear garden, perfect for enjoying sunny days or hosting gatherings with friends and family. Additionally, there is a garage located in a nearby block, providing extra storage or secure parking options.

One of the standout features of this property is the absence of an onward sales chain, allowing for a smoother and more straightforward purchasing process. This home is not just a property; it is a place where memories can be made and cherished for years to come. With its prime location and appealing features, this house is a must-see for anyone looking to settle in the vibrant community of Keynsham.

Entrance via uPVC double glazed door into

Porch

Further uPVC double glazed obscured door into

Hallway

Double radiator, stairs rising to first floor landing, door to

Sitting Room

14'10" x 13'2" (4.53 x 4.03)



Floor to ceiling uPVC double glazed window to front aspect, living flame gas fire, double radiator, under stairs storage cupboard, open plan into

Dining Room

9'1" x 8'2" (2.78 x 2.51)



uPVC double glazed sliding doors to rear garden, double radiator, door to

Kitchen

9'1" x 7'11" (2.78 x 2.42)



uPVC double glazed window to rear aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer tap over, space for cooker, space for under unit fridge freezer, space and plumbing for washing machine, space for tumble drier.

First Floor Landing

7'11" x 7'3" (2.43 x 2.23)



Access to loft space, doors to

Master Bedroom

14'11" x 8'10" (4.57 x 2.70)



uPVC double glazed window to front aspect, single radiator, fitted wardrobes, cupboard housing Worcester combination boiler.

Bedroom Two

9'3" x 8'11" (2.83 x 2.72)



uPVC double glazed window to rear aspect, single radiator.

Bedroom Three

9'6" x 7'3" (2.91 x 2.21)



uPVC double glazed window to front aspect, single radiator.

Shower Room

6'1" x 7'3" (1.87 x 2.21)



Obscured uPVC double glazed window to rear aspect, close coupled w/c, pedestal wash hand basin with taps over, shower cubicle, single radiator.

Outside

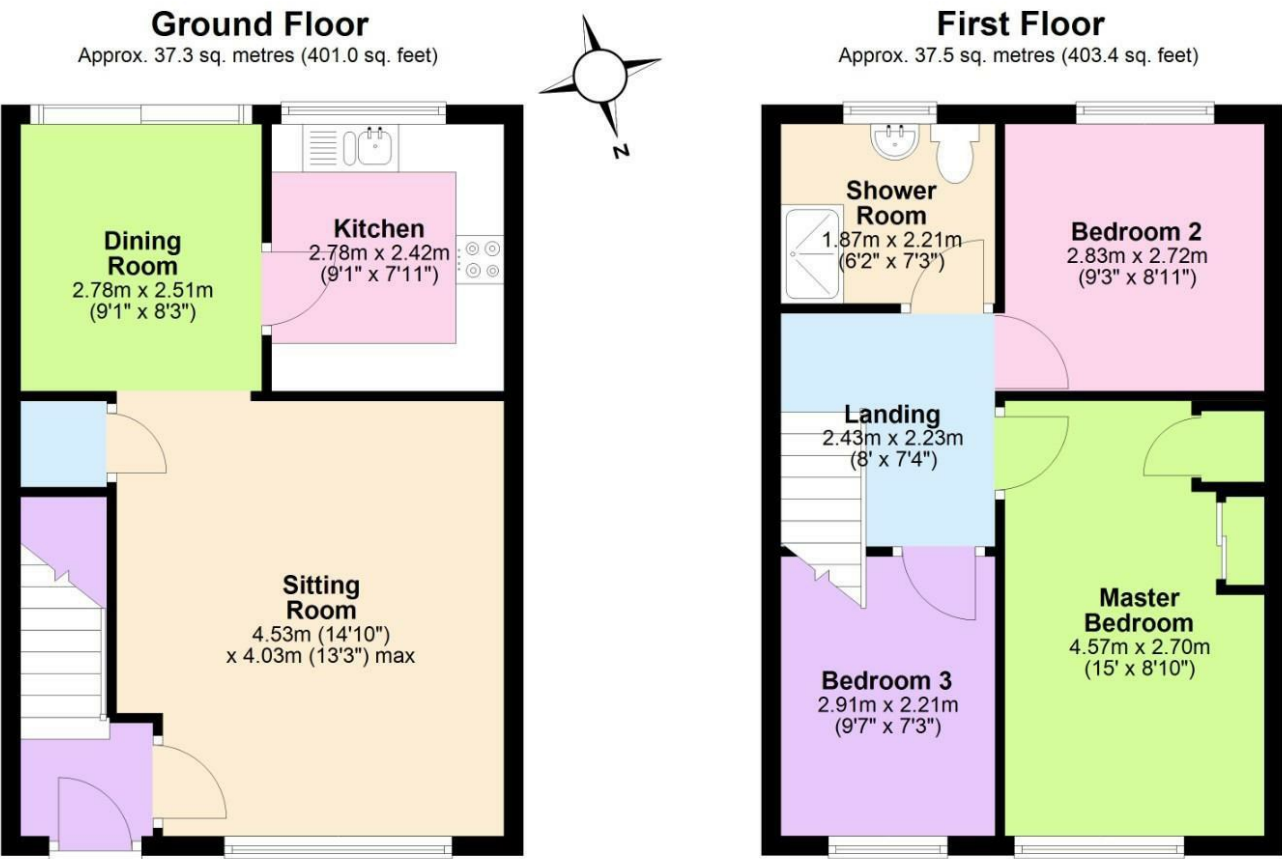


The front of the property is laid mainly to gravel for ease of maintenance with a pathway leading to the front door. The south facing rear garden has a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to artificial lawn with a selection of trees and shrubs, a garden shed is included in the sale. A wooden pedestrian gate gives access to the rear.

Directions

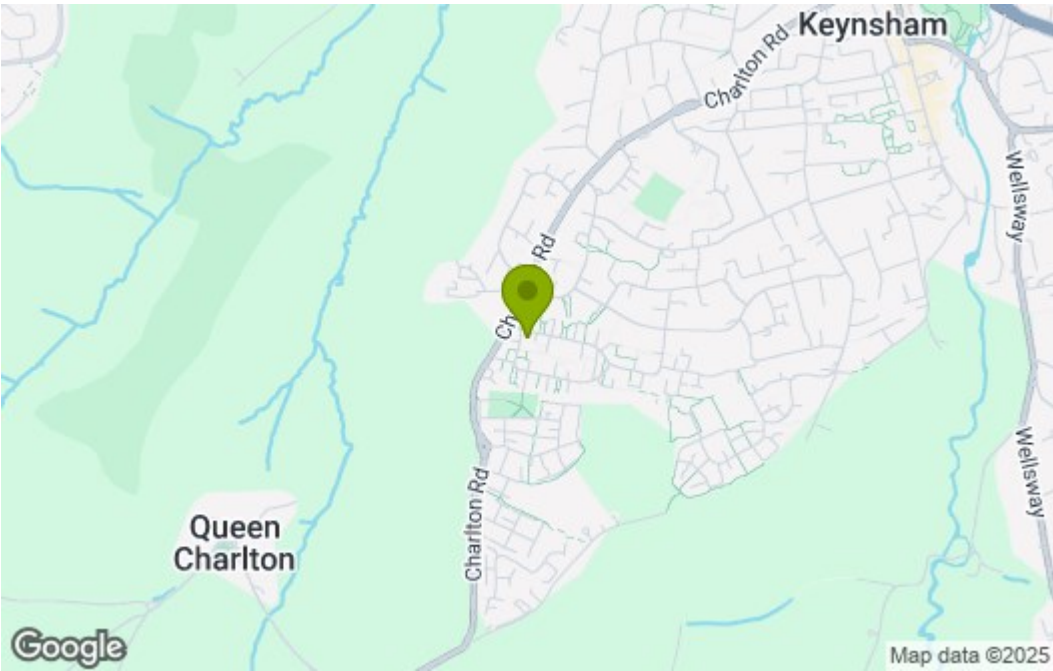
Sat nav BS31 2RG

Floor Plan

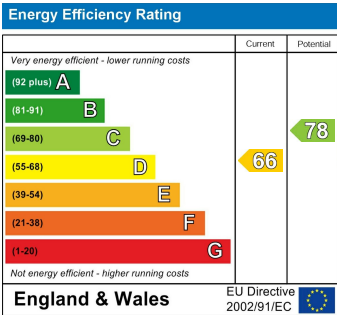


Total area: approx. 74.7 sq. metres (804.4 sq. feet)
7 Longmeadow Road, Keynsham

Area Map



Energy Efficiency Graph



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