

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(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	

Long Beach Road, Longwell Green, Bristol, BS30



Approximate Area = 614 sq ft / 57 sq m
 Garage = 149 sq ft / 13.8 sq m
 Total = 763 sq ft / 70.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1349611



www.daviesandway.com
 CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
 These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
 DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
 Tel: 0117 9863681 email: keynsham@daviesandway.com

61 Long Beach Road, Longwell Green, Bristol, BS30 9XD



£290,000

Ideal for first time buyers, this two bedroom terraced home is well presented and sits in a sought after location.

- Terraced house
- Reception room
- Kitchen
- Landing
- Two double bedrooms
- Bathroom
- Rear garden
- Off street parking
- Garage
- Beautifully presented



61 Long Beach Road, Longwell Green, Bristol, BS30 9XD

An immaculately presented two bedroom terraced home, perfectly positioned in a sought after location with local amenities, excellent transport links, and scenic walks to Willsbridge Mill.

The ground floor welcomes you with a practical entrance porch leading into a generous reception room, seamlessly connected via an archway to a stylish, contemporary fitted kitchen. Upstairs, two well proportioned double bedrooms are found, one complete with fitted wardrobes, and both served by a well appointed family bathroom.

Outside, the rear garden has been thoughtfully landscaped with an artificial lawn and patio, creating a low maintenance space ideal for outdoor dining. Further benefits include a nearby garage with a boarded loft for additional storage, as well as a parking space to the front.

INTERIOR

GROUND FLOOR

ENTRANCE PORCH 1.8m x 0.7m (5'10" x 2'3")

Obscured glazed wooden door leading to reception room, double glazed windows to front aspect and tiled flooring.

RECEPTION ROOM 7.6m x 3.6m (24'11" x 11'9")

Double glazed window and door to rear garden, open archway to kitchen and staircase leading to first floor. Fitted cupboard unit housing meters, spotlight lighting, radiator and power points.

KITCHEN 3.5m x 1.7m (11'5" x 5'6")

Double glazed window to front aspect, matching wall and base units with wood effect laminate work surfaces over. Sink and drainer with mixer tap over, space and plumbing for washing machine, integrated electric oven and gas hob with stainless steel extractor hood over. Spotlight lighting and power points.

FIRST FLOOR

LANDING

Doors leading to first floor rooms and access to loft via a hatch. Wall mounted mirror, spotlight lighting and power points.

BEDROOM ONE 3.5m x 2.7m (11'5" x 8'10")

Double glazed window to rear aspect, spotlight lighting, radiator and power points.

BEDROOM TWO 3.5m x 2.8m (11'5" x 9'2")

Double glazed windows to front aspect, built in wardrobe with sliding mirrored doors and an over stair cupboard housing gas combination boiler. Radiator and power points.

BATHROOM 1.8m x 1.7m (5'10" x 5'6")

Panelled bath with taps and shower over with a rainfall attachment and a glass shower screen. Pedestal wash hand basin with hot and cold taps over and a low level WC. Fully tiled walls, extractor fan activated with lighting and a radiator.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to lawn with hardstanding path leading to the entrance of property.

GARAGE

Up and over garage door to front. Boarded loft space, lighting, power points and space for parking in front.

REAR GARDEN

Laid to level artificial lawn and a patio for outdoor dining surrounded by mainly fenced boundaries.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band B according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

The property is in a coal mining area for which it is recommended a mining report is obtained.

Local authority: South Gloucestershire

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

