


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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



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# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP  
Tel: 0117 9863681 email: [keynsham@daviesandway.com](mailto: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](http://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).

