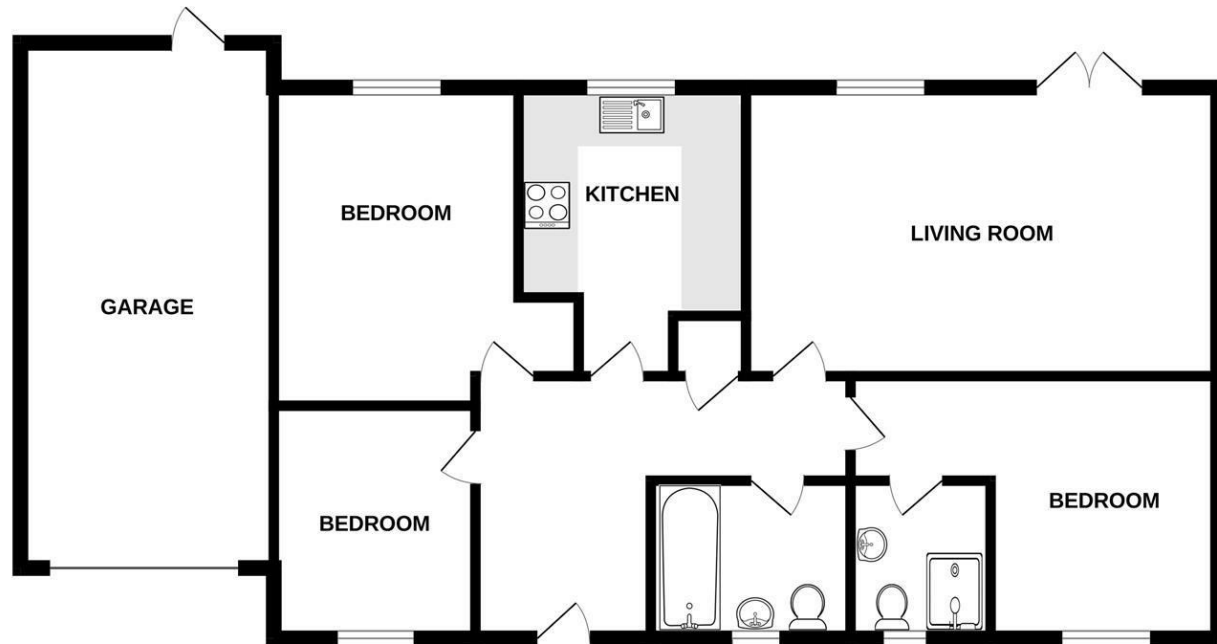


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR  
919 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA: 919 sq.ft. (85.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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9 Stratton Place, Longwell Green, Bristol, BS30 9AU



£500,000

A well cared for three bedroom detached bungalow situated in a quiet cul de sac nearby local amenities.

- Detached ▪ Bungalow ▪ Living room ▪ Kitchen ▪ Three bedrooms ▪ En suite ▪ Bathroom ▪ Driveway ▪ Garage ▪ Rear garden

## 9 Stratton Place, Longwell Green, Bristol, BS30 9AU

Set within a peaceful cul-de-sac in the sought-after area of Longwell Green, this beautifully presented three bedroom detached bungalow offers spacious and versatile accommodation, ideal for a range of buyers. Residents of Stratton Place enjoy exclusive access to a private meadow, nearby green spaces including Willsbridge Mill Nature Reserve and it's conveniently located for local amenities and transport links to both Bristol and Bath.

Upon entering, a welcoming entrance hallway leads through to the accommodation which includes a generous lounge featuring French doors opening directly onto the rear garden, creating a bright and airy living space, a well equipped kitchen and three well proportioned bedrooms. The principal bedroom benefits from a modern en-suite shower room, complemented by a contemporary family bathroom serving the remaining bedrooms.

Externally, the property offers a low maintenance front garden, driveway parking, and a single garage. To the rear, the enclosed garden is mainly laid to level lawn, providing an ideal space for relaxing or entertaining outdoors.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE HALLWAY

Doors leading to all ground floor rooms and a storage cupboard, access to loft via hatch, radiator and power points.

##### LOUNGE 5.4m x 3.3m (17'8" x 10'9" )

Double glazed French doors and windows to rear garden, radiator and power points.

##### KITCHEN 3.3m x 2.5m (10'9" x 8'2" )

Double glazed window to rear aspect, matching wall and base units with laminate work surfaces over, integrated fridge/freezer, electric oven and hob with extractor hood over. One and a quarter sink with mixer tap over, space and plumbing for washing machine, tiled flooring and splashbacks. Radiator and power points.

##### BEDROOM ONE 3.1m x 3m (10'2" x 9'10" )

Double glazed window to front aspect, door leading to en suite shower room, radiator and power points

##### EN SUITE 1.8m x 1.6m (5'10" x 5'2" )

Double glazed obscured window to front aspect, walk in shower cubicle off mains, pedestal wash hand basin with mixer tap over and a low level WC. Half tiled walls, heated towel rail and shaving power points.

##### BEDROOM TWO 3.7m x 2.8m (12'1" x 9'2" )

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

##### BEDROOM THREE 2.7m x 2.4m (8'10" x 7'10" )

Double glazed window to front aspect, radiator and power points.

##### BATHROOM 1.9m x 1.8m (6'2" x 5'10" )

Double glazed obscured window to front aspect, panelled bath with mixer tap and shower off mains over, pedestal wash hand basin with mixer tap over and a low level WC. Tiled walls to wet areas, heated towel rail and shaving power points.

### EXTERIOR

#### FRONT OF PROPERTY

Laid to tarmac driveway for one vehicle accessed by dropped kerb and allowing access to garage. Lawn area with patio slab paving to front door.

#### GARAGE 6m x 2.9m (19'8" x 9'6" )

Garage door to front and pedestrian door to garden. Partially boarded in loft space, Worcester gas combination boiler and power points.

#### REAR GARDEN

Easterly facing garden with great open views. Mainly laid to lawn with fenced boundaries and a patio area for outdoor dining. Pedestrian door for access to garage.

#### TENURE

This property is freehold

#### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band D 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

There is an estate charge of £250 payable per annum.

Local authority: South Gloucestershire

Services: All services connected.

Broadband speed: Superfast 70mbps (Source - Ofcom).

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

