

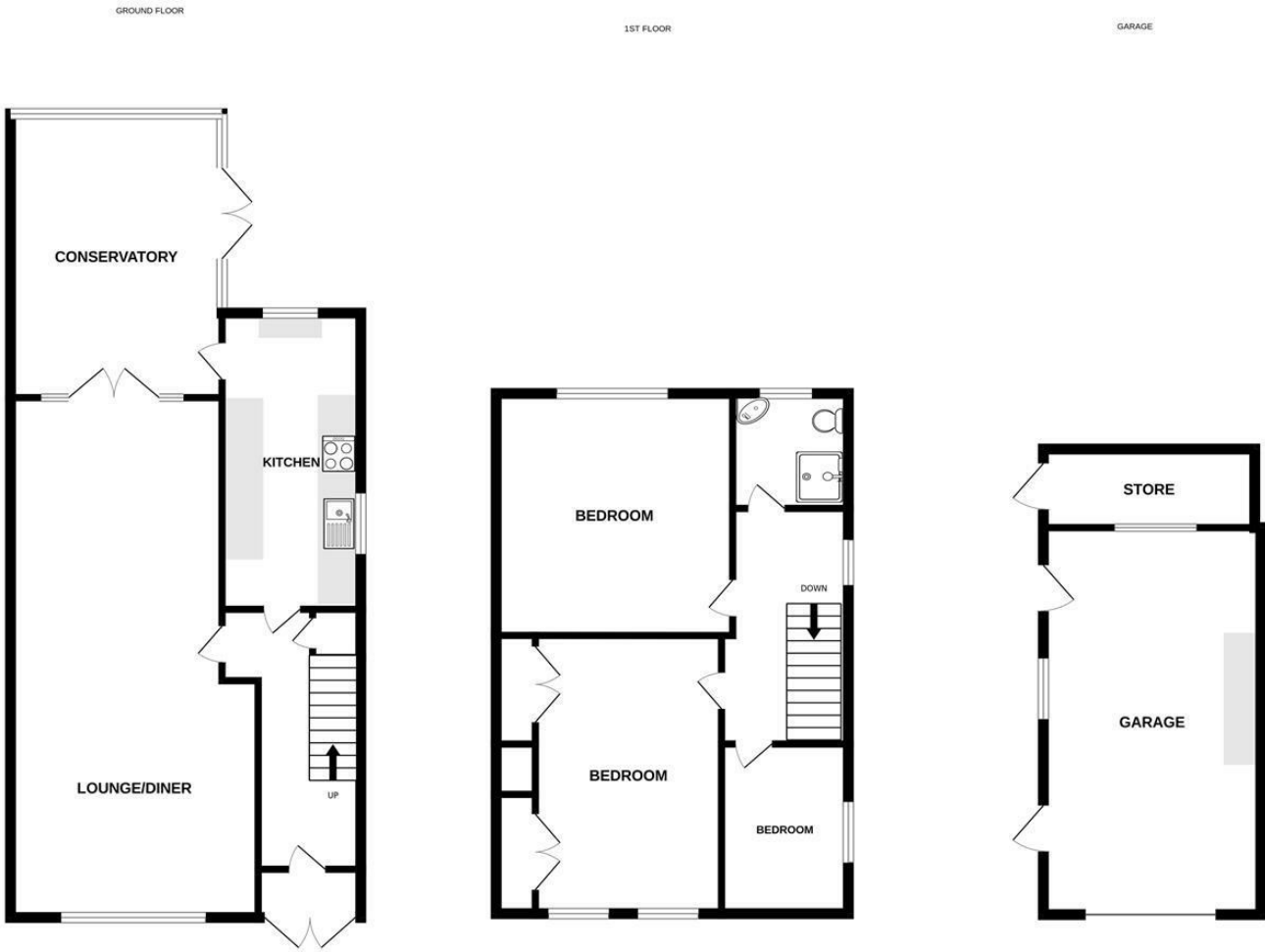
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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35 Stanhope Road, Longwell Green, Bristol, BS30 9AJ



TOTAL FLOOR AREA : 1584 sq.ft. (147.2 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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£475,000

A well presented and spacious three bedroom semi detached home boasting a generous landscaped rear garden.

- Semi detached ▪ Entrance hallway ▪ Lounge/Dining room ▪ Conservatory ▪ Kitchen/Breakfast room ▪ Three bedrooms ▪ Bathroom ▪ Generous garden ▪ Driveway ▪ Garage

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35 Stanhope Road, Longwell Green, Bristol, BS30 9AJ

Situated in a convenient location within Longwell Green, close to a range of local amenities and within easy reach of Longwell Green Primary School, this substantial three bedroom semi detached home offers spacious, well presented accommodation and a beautifully landscaped rear garden.

The home is entered via an entrance vestibule into a welcoming hallway, which provides access to a generously proportioned dual aspect lounge/dining room that flows to a bright conservatory with direct access to the rear garden. A modern kitchen/breakfast room completes the ground floor with breakfast bar seating overlooking the views of the rear garden. The first floor comprises three well proportioned bedrooms, all served by a contemporary family bathroom.

Externally, the beautifully landscaped rear garden has been designed with ease of maintenance in mind, featuring areas of decorative chippings, lawn and a variety of established plants and shrubs, creating an attractive outdoor space to enjoy. To the front, a block paved driveway provides off street parking for multiple vehicles, while a garage and useful store offer excellent additional storage.

INTERIOR

GROUND FLOOR

ENTRANCE VESTIBULE 1.7m x 0.8m (5'6" x 2'7")
Door to entrance hallway, wall panelling and tiled flooring.

ENTRANCE HALLWAY 4.3m x 1.8m (14'1" x 5'10")
Glazed doors to ground floor rooms and staircase to first floor with storage cupboard below. Wall panelling, radiator and power points.

LOUNGE/DINING ROOM 8.6m x 4.1m (28'2" x 13'5")
Double glazed window to front aspect, French doors and windows to conservatory, gas fireplace, radiators and power points.

CONSERVATORY 4.7m x 3m (15'5" x 9'10")
Double glazed windows and doors to rear garden, electric fireplace and power points.

KITCHEN/BREAKFAST ROOM 4.9m x 2.4m (16'0" x 7'10")
Double glazed windows overlooking rear garden and to side aspect. Glazed door to conservatory, matching wall and base units with integrated appliances including dishwasher, Bosch double oven and Samsung induction hob with extractor hood over. Space and plumbing for washing machine and freestanding fridge freezer. Breakfast bar, spotlights, radiator and power points.

FIRST FLOOR

LANDING 3.2m x 2.1m (10'5" x 6'10")
Double glazed window to side aspect, wooden doors to first floor rooms, wall panelling, access to loft via hatch, radiator and power points.

BEDROOM ONE 4.6m x 3.3m (15'1" x 10'9")
(Measurements excluding wardrobes). Double glazed windows to front aspect, fitted wardrobes and bespoke fitted area for TV, radiators and power points.

BEDROOM TWO 4m x 3.9m (13'1" x 12'9")
Double glazed window to rear aspect, radiator and power points.

BEDROOM THREE 2.8m x 2.1m (9'2" x 6'10")
Double glazed window to side aspect, radiator and power points.

BATHROOM 1.9m x 1.9m (6'2" x 6'2")
Double glazed obscured window to rear aspect, walk in mains shower cubicle, corner vanity basin unit with mixer tap over and a low level WC. Tiled walls, spotlights and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY
Block paved driveway for ample vehicles accessed via a dropped kerb and providing access to garage. Area of decorative chippings and well established evergreen shrubbery.

REAR GARDEN
Landscaped with areas of decorative chippings, patio, artificial lawn and lawn with a hardstanding pathway leading to bottom of garden, well stocked flowerbeds with established plants and shrubbery. Pedestrian access to garage and to store.

STORE 3.5m x 1.3m (11'5" x 4'3")
Door to access from garden, power points.

GARAGE 6.4m x 3.6m (20'11" x 11'9")
Electric up and over garage door, two pedestrian doors to garden and double glazed windows. Wall and base units to provide workshop storage, power points.

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
This property is located within a coal mining reporting area.

Local authority: South Gloucestershire Council
Services: All services connected.
Broadband speed: Ultrafast 1800mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

