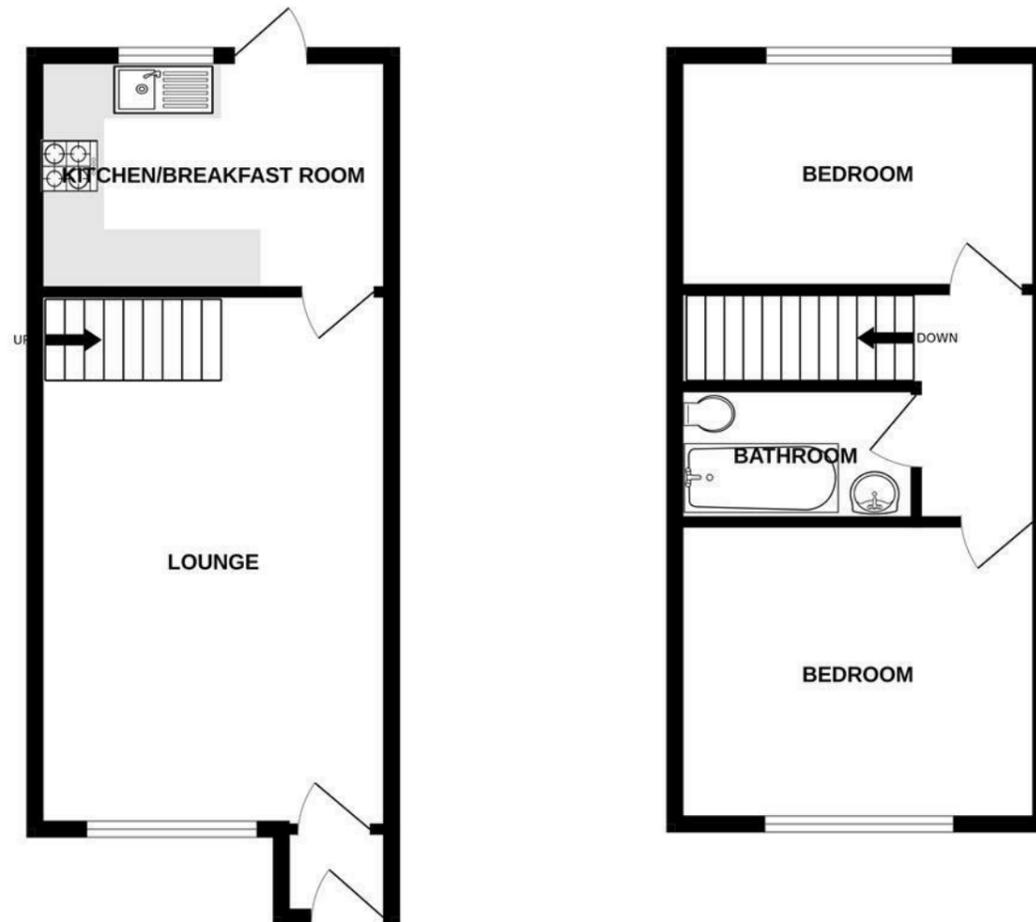


1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		73	
(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		

GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 681 sq.ft. (63.3 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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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163 Long Beach Road, Longwell Green, Bristol, BS30 9YD



Offers Over £250,000

A two double bedroom terraced home in a highly convenient traffic free location with the benefit of a garage.

- Ideal first purchase, investment or for retirement
- Available vacant with no onward sales chain
- Entrance Porch
- Lounge/dining room
- Kitchen/Breakfast room
- Two double bedrooms
- Bathroom with white suite
- Open plan front garden
- Enclosed rear garden
- Garage



163 Long Beach Road, Longwell Green, Bristol, BS30 9YD

NO ONWARD CHAIN. EARLY POSSESSION AVAILABLE.
This two double bedroom terraced house is located in a quiet traffic free location and would be well suited first time buyers, investors or perhaps for retirement..

Internally the accommodation comprises an entrance porch which leads to a good size lounge/dining room, which in turn leads to a full width kitchen/breakfast room with a door to the rear garden. On the first floor two double bedrooms are found, in addition to a bathroom with a white suite.

On the outside is an open plan garden to the front and a decent size enclosed level rear garden accessible from the kitchen with a pedestrian rear access. The property further benefits from a single garage located very close by within a block, with the opportunity to park in front.

The house enjoys a popular location with easy access to the varied amenities in Longwell Green and close to pleasant walks at Willsbridge Mill. There is a bus stop close by on Long Beach Road offering a public transport link to Bristol (the 44 & 45 bus)

INTERIOR

GROUND FLOOR

PORCH

Glazed door leading to lounge.

LOUNGE/DINING ROOM 5.7m x 3.8m (18'8" x 12'5")
Double glazed window to front aspect overlooking front garden, radiator, power points, stairs rising to first floor landing, door leading to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 3.8m x 2.5m (12'5" x 8'2")
Double glazed window to rear aspect overlooking rear garden, obscured double glazed door to rear aspect providing access to rear garden. Kitchen comprising range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, space and gas supply for oven with extractor fan over, space and plumbing for washing machine and space and power for upright fridge/freezer. Power points, radiator, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING

Access to loft via hatch, power points, doors to rooms.

BEDROOM ONE 3.8m x 3.2m (12'5" x 10'5")
Double glazed window to front aspect, radiator, power points.

BEDROOM TWO 3.9m x 2.5m (12'9" x 8'2")
Double glazed window to rear aspect overlooking rear garden, radiator, power points, built in storage cupboard housing gas combination boiler.

BATHROOM

White suite comprising pedestal wash hand basin, low level WC and panelled bath with mixer tap and thermostatic shower over, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Approached by a pedestrian pathway just off Long Beach Road there is a low maintenance open plan front garden laid mainly to lawn with a shrub border.

REAR GARDEN 10m deep x 4m wide (32'9" deep x 13'1" wide)

Enclosed, level garden, easily maintained laid to lawn, with patio, timber shed, gate leading to rear footpath.

GARAGE

Single garage located nearby within a block. Benefitting from a parking space for one vehicle in front.

TENURE

Freehold

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band B according to www.gov.uk website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

