



Approximate Area = 780 sq ft / 72.4 sq m
 Garage = 163 sq ft / 15.1 sq m
 Total = 943 sq ft / 87.5 sq m
 For identification only - Not to scale

Long Beach Road, Longwell Green, Bristol, BS30

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The Important Bit
 We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned. We haven't tested any of the separate negotiation. We haven't tested or fittings listed. Services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drain down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



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85 Long Beach Road, Longwell Green, Bristol, BS30 9XD
Offers In Excess Of £325,000



Council Tax Band: C | Property Tenure: Freehold

WHAT A GEM! Located on Long Beach Road in the charming area of Longwell Green, Bristol, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property features a welcoming reception room that provides a warm atmosphere for relaxation and entertaining. One of the standout features of this residence is the stunning kitchen/diner, which is designed to be both functional and stylish. This space is perfect for family meals or hosting friends, making it the heart of the home. The good-sized rear garden offers a superb outdoor retreat, ideal for enjoying sunny days or gardening enthusiasts. For those with vehicles, the property boasts ample parking, accommodating up to four cars and a garage. Situated close to Willsbridge Mill, local school and various amenities, this home is well-positioned for easy access to everything you need.



Entrance Hall

13'3" x 3'2" (4.04m x 0.97m)
Double glazed door to front, stairs to first floor landing, storage cupboard housing fuse board, doors to lounge.

Lounge

13'3" x 12'6" max (4.04m x 3.81m max)
Double glazed window to front, radiator, under stairs storage cupboard, archway to kitchen/diner.

Kitchen/Diner

15'6" x 10'11" (4.72m x 3.33m)
Double glazed window to rear, wall and base units, worktops, tiled splash backs, breakfast bar, integrated fridge/freezer, sink/drain, electric hob and oven, cooker hood, integrated washing machine, storage cupboard, double glazed french doors to rear, radiator.

First Floor Landing

8'4" x 5'11" (2.54m x 1.80m)
Loft access.

Bedroom One

13' x 8'11" (3.96m x 2.72m)
Double glazed window to front, radiator, built in wardrobes.

Bedroom Two

11'6" x 9'7" (3.51m x 2.92m)
Double glazed window to rear, radiator, airing cupboard housing gas combi boiler.

Bedroom Three

9'8" x 6'5" (2.95m x 1.96m)
Double glazed window to front, radiator, over stairs storage cupboard.

Bathroom

6'2" x 6'2" (1.88m x 1.88m)
Double glazed window to rear, w.c, wash hand basin, enclosed bath with shower head off taps, shower screen, heated towel rail, part tiled walls.

Front/Driveway

Parking for two cars, canopy over front door, chippings, pathway to front door.

Garage

18' x 9' (5.49m x 2.74m)
Up and over door to front, double glazed door and window to rear, eaves storage.

Driveway In Front Of Garage

Parking for two cars in front of the garage, tandem parking.

Rear Garden

Outside tap, two patio areas, lawn area, gravel area, shrubs, door to rear of garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

