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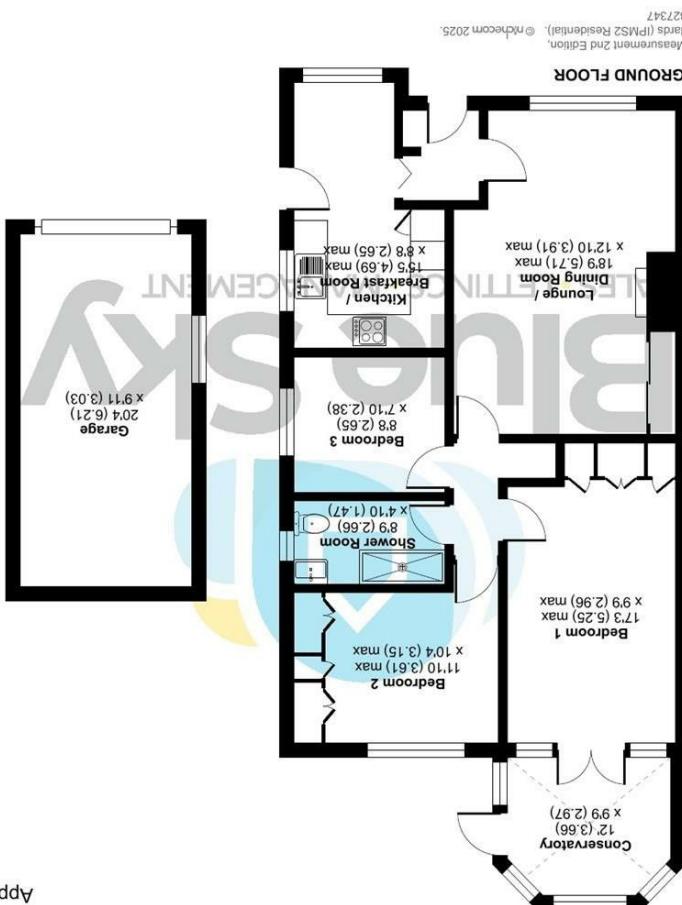
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28 Ellacombe Road, Bristol, BS30 9BA

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Get in touch to arrange a viewing.

Like what you see?



59 Larksleaze Road, Longwell Green, Bristol, BS30 9BJ
Offers In Excess Of £350,000



Council Tax Band: D | Property Tenure: Freehold

NO CHAIN!! Blue Sky are delighted to offer for sale this superb three bedroom semi detached bungalow located on Larksleaze in Longwell Green. The property is located close to local amenities in the area, countryside walks and the local primary school. The current vendor has maintained this property to a good standard but offers any potential buyer the opportunity to really add their mark!! The accommodation comprises: entrance hall, lounge/diner, kitchen/breakfast room, inner hall, three bedrooms, conservatory and shower room. Externally the property boasts driveway parking to front for several cars, garage and a front and rear garden. Call today to arrange your viewing!!



Entrance Hall

Double glazed door to front, base unit housing fuse board and meters.

Kitchen/Breakfast Room

15'5" x 8'8" (4.70m x 2.64m)
Double glazed windows to front and side, double glazed door to side, wall unit housing gas combi boiler, radiator, tiled flooring, wall and base units with worktops over, splash backs, gas hob, cooker hood, double oven, ceramic sink and drainer, integral fridge/freezer, space for washing machine, space for slimline dishwasher.

Lounge/Diner

18'9" x 12'10" (5.72m x 3.91m)
Double glazed window to front, two radiators, gas fire and surround, base units and shelving, two skylight tunnels.

Inner Hall

Loft access (ladder, part boarded), storage cupboard with radiator.

Conservatory

12'0" x 9'9" (3.66m x 2.97m)
Double glazed windows, double glazed door to rear, tiled flooring, UPVC and brick construction.

Bedroom One

17'3" x 9'9" (5.26m x 2.97m)
Two double glazed windows, double

glazed French doors to conservatory, radiator, built in wardrobes and drawers.

Bedroom Two

11'10" x 10'4" (3.61m x 3.15m)
Double glazed window to rear, radiator, built in wardrobes and over head storage.

Bedroom Three

8'8" x 7'10" (2.64m x 2.39m)
Double glazed window to side, radiator.

Shower Room

8'9" x 4'10" (2.67m x 1.47m)
Double glazed window to side, feature radiator, extractor fan, part tiled walls, tiled flooring, panelled walls, shower cubicle, wash hand basin with vanity, W.C.

Front Garden

Lawn area, shrubs and plants.

Rear Garden

Decking area, lawn area, tree, patio, outside power, raised borders of plants, greenhouse.

Garage

20'4" x 9'11" (6.20m x 3.02m)
Up and over door to front, double glazed window to side, power and light, eaves storage.

Driveway Parking

Parking for several cars, double gated access, outside tap, side gate to garden.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

