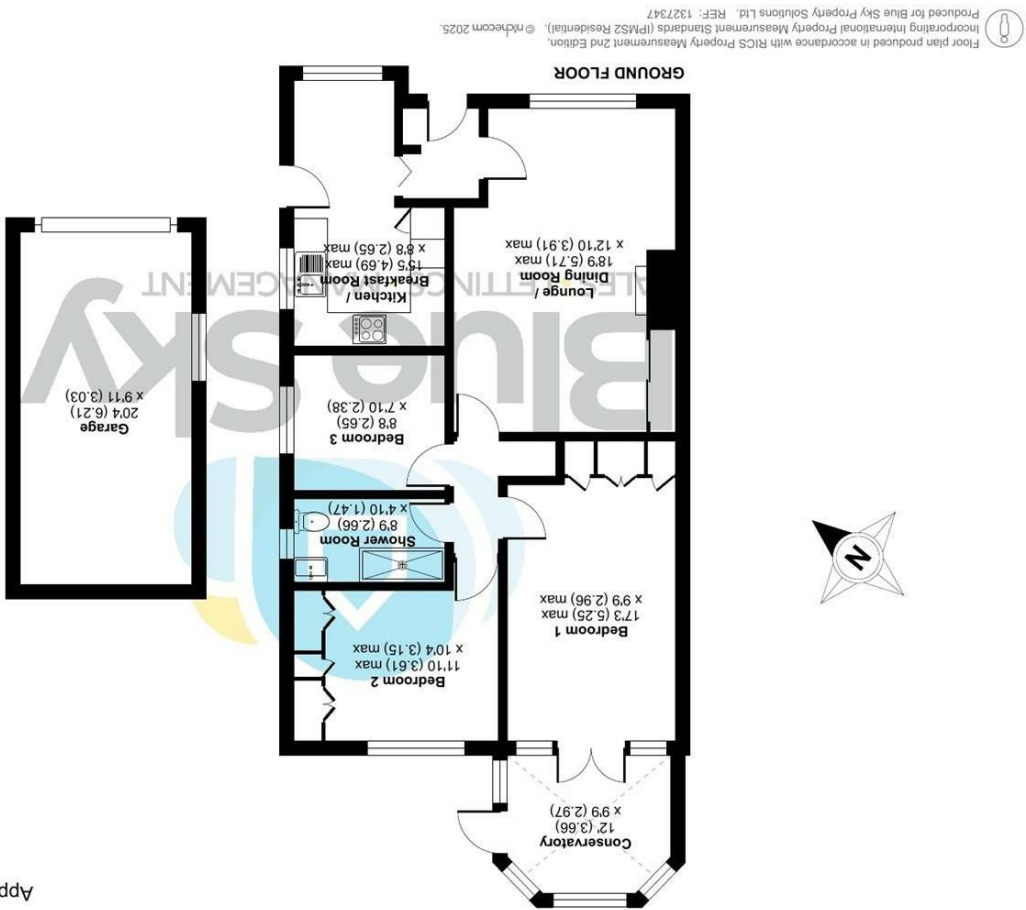




Larksleaze Road, Longwell Green, Bristol, BS30

Approximate Area = 895 sq ft / 83.1 sq m
Garage = 203 sq ft / 18.8 sq m
Total = 1098 sq ft / 101.9 sq m

For identification only - Not to scale



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, however they may be available by separate negotiation. We haven't tested any of the 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/drainage 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.

The Important Bit

Don't forget to register and stay ahead of the crowd.

www.bluesky-property.co.uk

See all of our amazing properties and get lots of help at:

28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



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	

