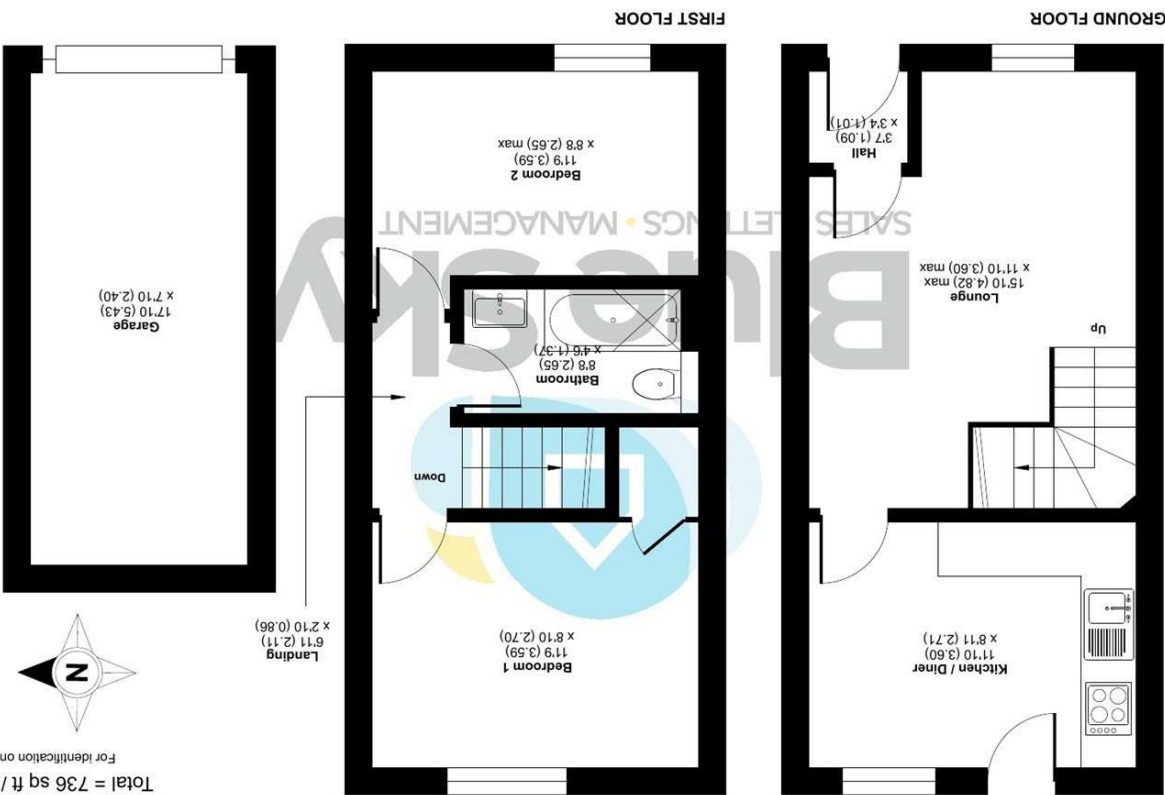




Long Beach Road, Longwell Green, Bristol, BS30

Approximate Area = 596 sq ft / 55.3 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 736 sq ft / 68.3 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/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.

The Important Bit!

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

Get in touch to arrange a viewing!
 See all of our amazing properties
 and get lots of help at:
www.bluesky-property.co.uk
 info@bluesky-property.co.uk
 28 Ellacombe Road, Bristol, BS30 9BA
 t: 0117 9328165

Like what you see?



Council Tax Band: B | Property Tenure: Freehold

NO CHAIN!! Blue Sky are thrilled to offer for sale this well presented two bedroom home located on the ever popular road of Long Beach Road in Longwell Green. The property is ideally located close to local amenities, ring road connections, school and Willsbridge Mill. The accommodation comprises: entrance hall, lounge and kitchen/diner to the ground floor. To the first floor can be found two good size bedrooms and the main bathroom. Externally the property boasts a front and rear garden, garage located in a block close to the property and allocated parking space for one car. A must view home!! Don't miss out!!



Entrance Hall

3'7" x 3'4" (1.09m x 1.02m)
Double glazed door to front, fuse board, base unit housing gas and electric meters.

Lounge

15'10" max x 11'10" max (4.83m max x 3.61m max)
Double glazed window to front, radiator, under stairs storage cupboard, stairs to first floor landing, electric fire with surround.

Kitchen/Diner

11'10" x 8'11" (3.61m x 2.72m)
Double glazed door to rear, double glazed window to rear, radiator, tiled floor, wall and base units, worktops, tiled splashbacks, sink/drain, space for fridge/freezer, space for washing machine, cooker hood, electric hob and oven.

First Floor Landing

6'11" x 2'10" (2.11m x 0.86m)
Loft access (part boarded).

Bedroom One

11'9" x 8'10" (3.58m x 2.69m)
Double glazed window to rear,

radiator, storage cupboard housing gas central heating combi boiler and shelves.

Bedroom Two

11'9" x 8'8" max (3.58m x 2.64m max)
Double glazed window to front, radiator.

Bathroom

8'8" x 4'6" (2.64m x 1.37m)
W.C, wash hand basin, radiator, tiled walls, enclosed bath with shower over, extractor fan.

Rear Garden

Enclosed rear garden, mainly laid to gravel, pathway to rear gate, shrubs, rear patio.

Front Garden

Canopy over front door, mainly laid to gravel, pathway to front door.

Garage

17'10" x 7'10" (5.44m x 2.39m)
Up and over door to front. Located in a block close to the property. Third garage down from the left of the block.

Parking

Parking for one car, bay 66.



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		
	72	78
England & Wales	EU Directive 2002/91/EC	

