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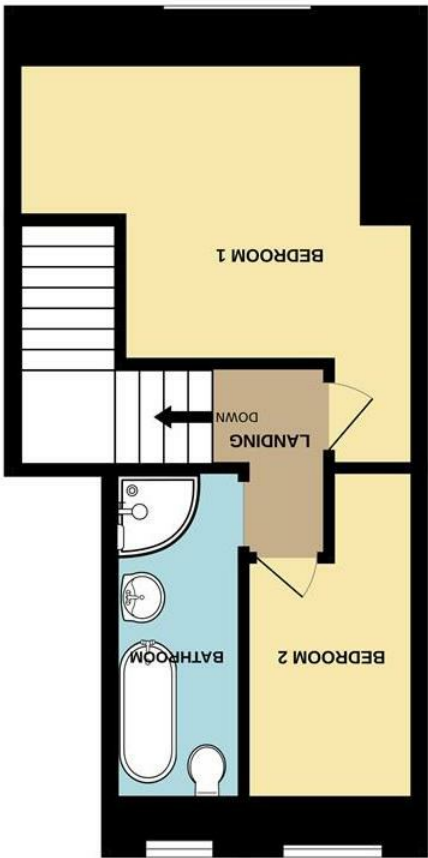
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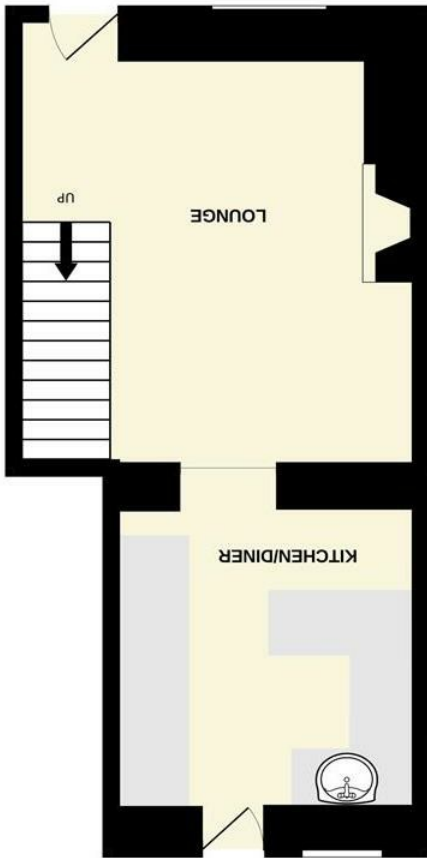
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**Get in touch to arrange a viewing!**

**Like what you see?**



1ST FLOOR



GROUND FLOOR

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14a Shellards Road, Longwell Green, Bristol, BS30 9DU  
£325,000







Council Tax Band: | Property Tenure: Freehold

CHARMING PERIOD COTTAGE THAT HAS BEEN RENOVATED THROUGHOUT TO A HIGH STANDARD! Positioned on Shellards Road, Longwell Green, is this beautifully renovated period cottage offers a delightful blend of modern comforts and classic character. The mid-terrace house features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat. Upon entering, you are welcomed into a cosy lounge that boasts a charming log burner, perfect for those chilly evenings. The heart of the home is undoubtedly the spacious kitchen/diner, which comes equipped with fully fitted appliances, providing a wonderful space for both cooking and entertaining. The layout is designed to maximise light and space, creating an inviting atmosphere throughout. The property also includes a stylish four-piece bathroom suite, ensuring that your daily routines are both comfortable and convenient. One of the standout features of this cottage is the beautiful enclosed rear garden, a perfect sanctuary for relaxation or outdoor gatherings. Please note that while the garden is a lovely space, the chickens are not included. With gas central heating throughout, this home promises warmth and comfort all year round. This period cottage is not just a house; it is a place where memories can be made. If you are looking for a charming home in a desirable location, this property is certainly worth considering.



**Front**  
Steps leading down to front door, gravel front which the current vendors use to park vehicles (please be aware there is no dropped curb therefore we cannot advertise as parking), low level brick walls enclosing.

**Lounge**  
11'11" x 15'3" max (3.63m x 4.65m max)  
uPVC door into lounge, double glazed window to front, stairs to first floor landing, log burner with stone base, wood effect flooring, radiator, fuse box on wall,

**Kitchen/Diner**  
12'9" x 10'4" (3.89m x 3.15m)  
Double glazed door and window to rear, the kitchen consists of matching wall and base units with worktops, Belfast style sink with mixer taps over, the following appliances are integrated:- electric cooker, gas hob with extractor hood above, fridge/freezer, washing machine/dryer and dishwasher, wood effect flooring, part tile splash backs, radiator, spotlights,

**Landing**  
7'7" max x 12'4" max (2.31m max x 3.76m max)  
Stairs to ground floor, wood floorboards,

**Bedroom 1**  
8'8" x 14'10" max (2.64m x 4.52m max)  
Double glazed window to front, wood floorboards, radiator, loft access,

**Bedroom 2**  
9'9" x 5'8" (2.97m x 1.73m)  
Double glazed window to rear, wood floorboards, radiator, loft access,

**Bathroom**  
13'0" x 4'6" (3.96m x 1.37m)  
Obscure double glazed window to rear, 4 piece bathroom suite consists of walk in shower cubicle, clawfoot bath, wash hand basin with storage, W.C, chrome heated towel rail, tiled flooring, spotlights, extractor fan, part tiled walls,

**Rear Garden**  
Mostly laid to lawn with patio/gravel areas, chicken coup, stone built shed, fences enclosing, outside water tap, electric and light, trees and shrubs borders, gated access to the side,

**Agents Note**  
Vendors have advised the neighbours at 14 Shellards Road have a right of access to maintain their external walls & drains,



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

