

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 general guides 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 you ask for them, we're not responsible for any problems they may cause.

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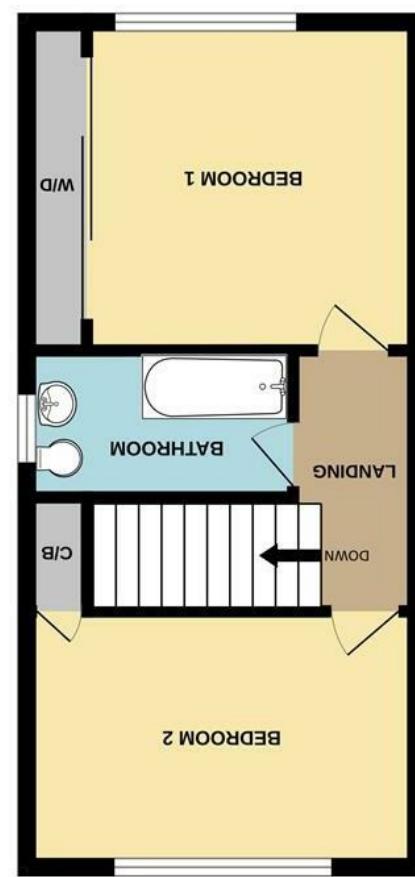
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Get in touch to arrange a viewing!

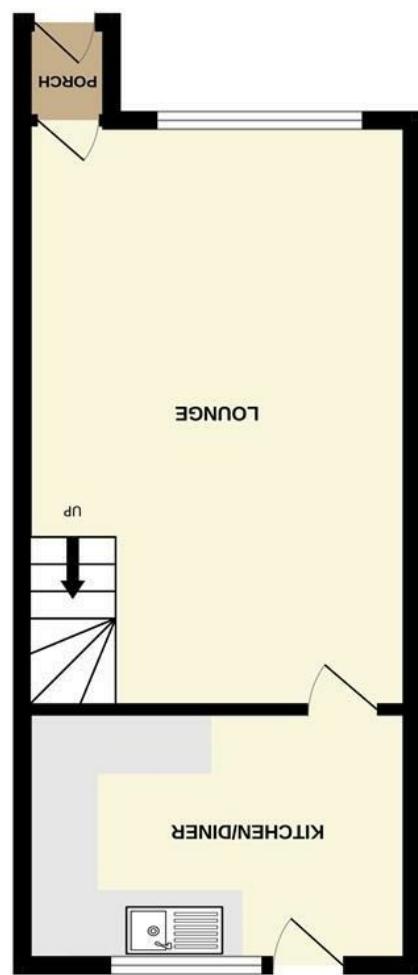
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1ST FLOOR



GROUND FLOOR





Council Tax Band: B | Property Tenure: Freehold

LOOKING FOR YOUR FIRST HOME, THEN LOOK NO FURTHER! Nestled on Long Beach Road in the desirable Longwell Green area, this charming end-terrace house offers a delightful blend of comfort and modern living. Built in the 1980s, this property has been lovingly maintained by its current owners, ensuring a warm and inviting atmosphere throughout. As you enter, you are greeted by a spacious lounge measuring an impressive 18 feet, perfect for both relaxation and entertaining. The room is filled with natural light, creating a welcoming space for family gatherings or quiet evenings in. The well-appointed kitchen/diner complements the living area, providing a functional space for culinary pursuits. This home features two generously sized bedrooms, ideal for a small family or those seeking extra space for guests or a home office. The bathroom is conveniently located, offering all the necessary amenities for daily living. Outside, the property boasts an enclosed rear garden, recently enhanced with a stylish patio and lush lawn, making it an excellent spot for outdoor dining or simply enjoying the fresh air. Additionally, the property includes a garage and parking, a rare find in this area, ensuring convenience for residents and visitors alike. With its prime location in Bristol, this end-terrace house is not only a comfortable home but also a fantastic opportunity for those looking to settle in a thriving community. Whether you are a first-time buyer or seeking a peaceful retreat, this property is sure to impress.



Porch

3'1" x 2'10" (0.94m x 0.86m)
UPVC door into porch, tiled flooring, fuse box,

Lounge

18'8" x 12'4" (5.69m x 3.76m)
Double glazed window to front, stairs to landing, radiator, wood effect flooring,

Kitchen / Diner

8'1" x 12'4" (2.46m x 3.76m)
Double glazed door and window to rear, the kitchen consists of matching wall and base units with worktops over, stainless steel sink with mixer taps and drainer, tiled flooring, radiator, partly tile splash backs, integrated electric oven, gas hob with extractor hood above, integrated dishwasher, space for the following appliances:- washing machine and fridge/freezer.

Landing

8'2" x 3'7" (2.49m x 1.09m)
Stairs to ground floor, radiator, loft access,

Bedroom 1

10'5" x 12'4" (3.18m x 3.76m)
Double glazed window to front, built in mirror wardrobes, radiator,

Bedroom 2

8'2" x 12'4" (2.49m x 3.76m)
Double glazed window to rear, airing cupboard housing gas combi boiler, radiator,

Bathroom

8'5" x 4'8" (2.57m x 1.42m)
Obscure double glazed window to side, bath with shower above, wash hand basin, W.C., heated towel rail, storage under sink, extractor fan, tiled flooring and walls,

Front Garden

Walkway to front, outside light, mostly grass with borders, shrubs and bushes, side pathway to rear garden,

Rear Garden

Enclosed rear garden, patio and laid to lawn, side gate leads to pathway to front, rear gate to rear, fences and walls enclosing, water tap, outside light, borders and trees,

Garage

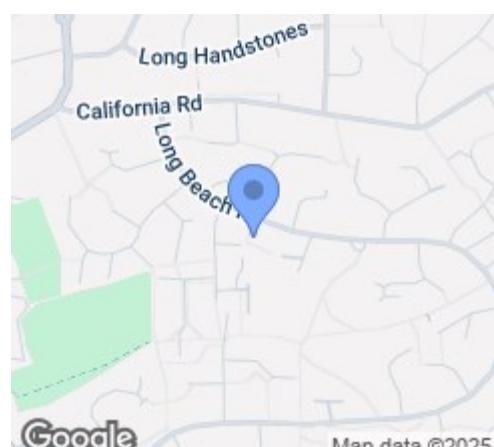
7'11" x 16'10" (2.41m x 5.13m)
Garage located in block off of Cloverdale Drive, up and over door, pedestrian pathway from garages to the property,

Parking

1x allocated parking space in front of garage,

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Property
Ombudsman



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