

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/drainaged, 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

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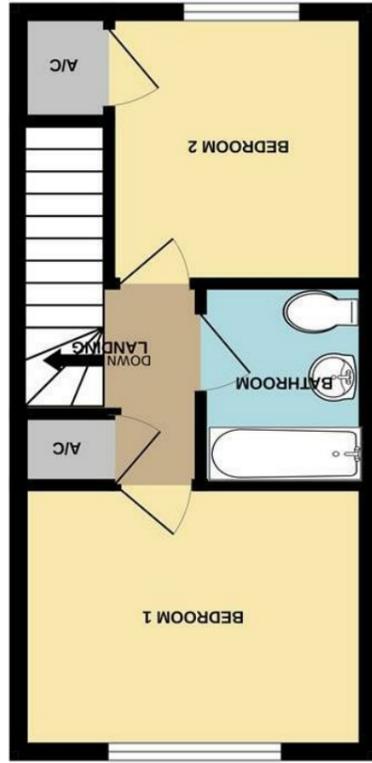
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Get in touch to arrange a viewing!

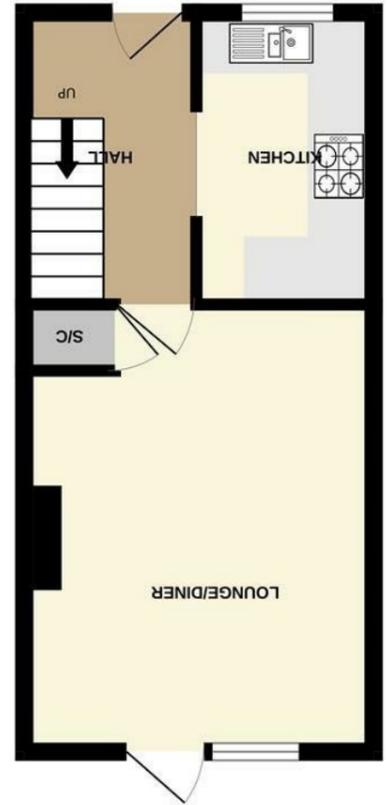
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1ST FLOOR



GROUND FLOOR



1 Steel Court, Longwell Green, Bristol, BS30 7DU
Offers In Excess Of £270,000



Council Tax Band: B | Property Tenure: Freehold

CUL-DE-SAC LOCATION!! Blue Sky welcomes you to this superb two bedroom home located on Steel Court in the ever popular area of Longwell Green. The property is ideally located close to local amenities, ring road connections and bus stops!! The accommodation comprises: entrance hall, lounge/diner with access to the rear garden and kitchen to the ground floor. On the first floor can be found the main bedroom, bedroom two boasting built in storage and a well presented bathroom. Externally the property offers a single garage located close to the property, parking in front of the garage and rear garden!! Call today to arrange your viewing!!



Entrance Hall

10'3" x 6'1" (3.12m x 1.85m)
Double glazed door to front, fuse board, radiator, tiled flooring, stairs to first floor landing.

Kitchen

9'5" x 5'9" (2.87m x 1.75m)
Double glazed window to front, space for fridge/freezer, wall and base units, worktops, tiled splashbacks, one and a half bowl sink and drainer, cooker hood, gas hob, electric oven, space for washing machine, tiled flooring.

Lounge/Diner

15'3" max x 12'2" max (4.65m max x 3.71m max)
Double glazed door and window to rear, radiator, under stairs storage cupboard.

First Floor Landing

6'10" x 6'2" n/t 2'8" (2.08m x 1.88m n/t 0.81m)
Loft access (part boarded), storage unit housing hot water tank.

Bedroom One

8'9" x 12'1" (2.67m x 3.68m)
Double glazed window to rear, radiator.

Bedroom Two

8'4" x 8'7" (2.54m x 2.62m)
Double glazed window to front, radiator, storage cupboard housing gas boiler.

Bathroom

5'7" x 6'7" (1.70m x 2.01m)
Extractor fan, WC, wash hand basin, heated towel rail, enclosed bath with shower over, shower screen, part tiled walls.

Rear Garden

Enclosed rear garden, lawn area, decking area, boarder of plants and shrubs.

Front Garden

Pathway to front door, canopy over front door, outside tap, lawn area, storage cupboard housing meters, shrub to right side of front door when looking at the front door.

Garage

17'7" max x 8'3" max (5.36m max x 2.51m max)
Up and over door to front, eaves storage. Rank of three garages to the right of the property when looking at the front door. Middle garage.

Parking

Parking for one car 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		71	
(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	

