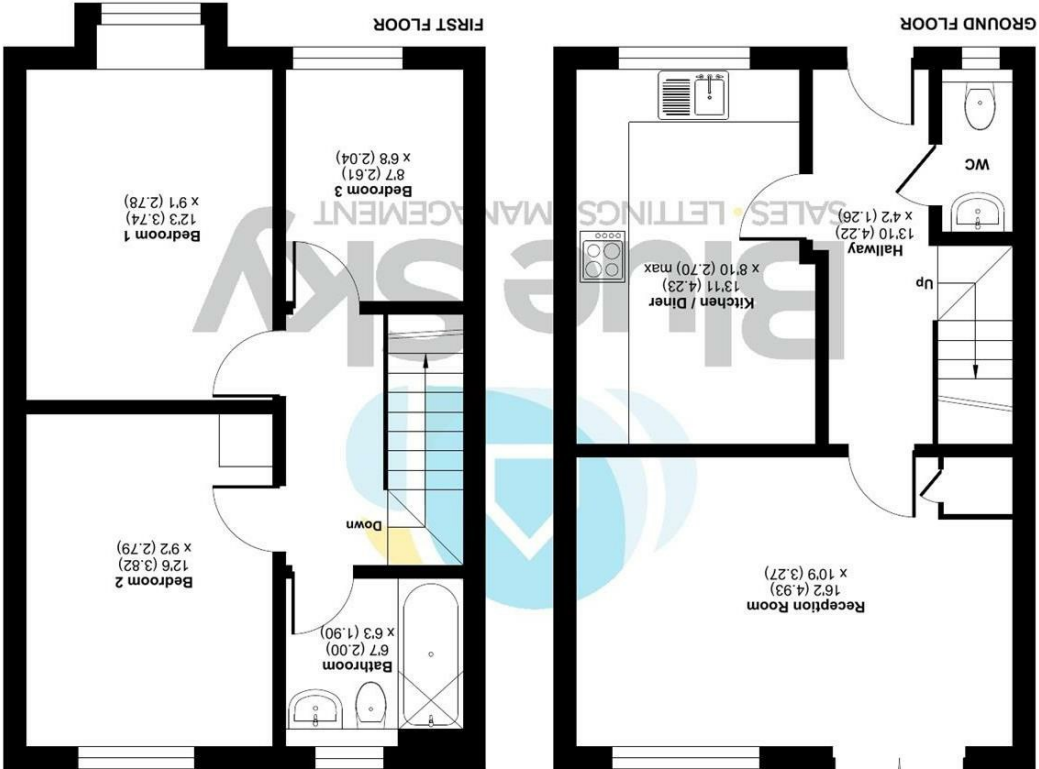




Hoopers Walk, Longwell Green, Bristol, BS30

Approximate Area = 819 sq ft / 76 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rickscm 2025. Produced for Blue Sky Property Solutions Ltd. REF: 1369131

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 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/draind 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

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Like what you see?



Council Tax Band: C | Property Tenure: Freehold

WOW WOW WOW! Nestled in the charming area of Hoopers Walk, Longwell Green, this beautifully presented 2019 built end terrace house offers a delightful blend of modern living and convenience. The accommodation comprises: a spacious entrance hall, cloakroom, kitchen/diner and lounge with access to the rear garden. The first floor offers three good size bedrooms and the bathroom. The contemporary design flows seamlessly throughout the home, ensuring a comfortable and inviting atmosphere. The property also benefits from designated parking for one vehicle and rear garden. Residents will appreciate the proximity to local amenities, providing easy access to shops, school and services. For those who enjoy the great outdoors, the nearby countryside walks offer a wonderful opportunity to explore the natural beauty of the area. This end terrace home is not only well-presented but also represents a fantastic opportunity for anyone looking to settle in a vibrant community. With its modern features and convenient location, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.



Entrance Hall

13'10" x 4'2" (4.22m x 1.27m)
Double glazed door to front, radiator, wood effect flooring, stairs to first floor landing.

Cloakroom

Double glazed window to front, radiator, wash hand basin with vanity, w.c, extractor fan, tiled flooring, spotlights, tiled splashbacks.

Kitchen/Diner

13'11" x 8'10" max (4.24m x 2.69m max)
Double glazed window to front, tiled flooring, radiator, cupboard housing gas combi boiler, under unit lighting, wall and base units, worktops, 1 1/2 sink/drainers, splashbacks, gas hob, cooker hood, electric oven, space for washing machine, space for dishwasher, space for fridge/freezer.

Lounge

16'2" x 10'9" (4.93m x 3.28m)
Double glazed window to rear, two radiators, wood effect flooring, under stairs storage cupboard with fuse board and light, double glazed French doors to rear.

First Floor Landing

Loft access (with light), storage cupboard (with light).

Bedroom One

12'3" x 9'1" (3.73m x 2.77m)
Double glazed window to front, radiator.

Bedroom Two

12'6" x 9'2" (3.81m x 2.79m)
Double glazed window to rear, radiator.

Bedroom Three

8'7" x 6'8" (2.62m x 2.03m)
Double glazed window to front, radiator.

Bathroom

6'7" x 6'3" (2.01m x 1.91m)
Double glazed window to rear, extractor fan, heated towel rail, spotlights, w.c, wash hand basin, part tiled walls, tiled flooring, shower screen, enclosed bath with shower over.

Front

Outside light, area laid to bark.

Rear Garden

Outside power, outside light, outside tap, Astro turf, patio area, pathway to rear access gate.

Parking

One parking space, bay number 45.

Agent Note

The vendor has advised there is an annual site fee of £600 for maintenance of the development.

There are visitors parking bays on site.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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	

