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The Important Bit!

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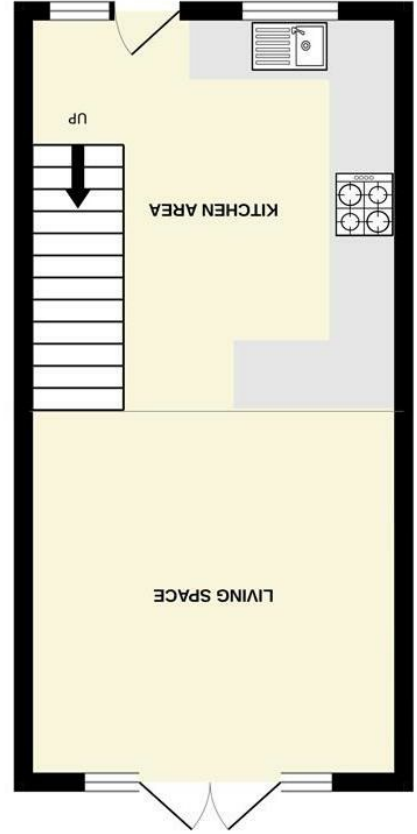
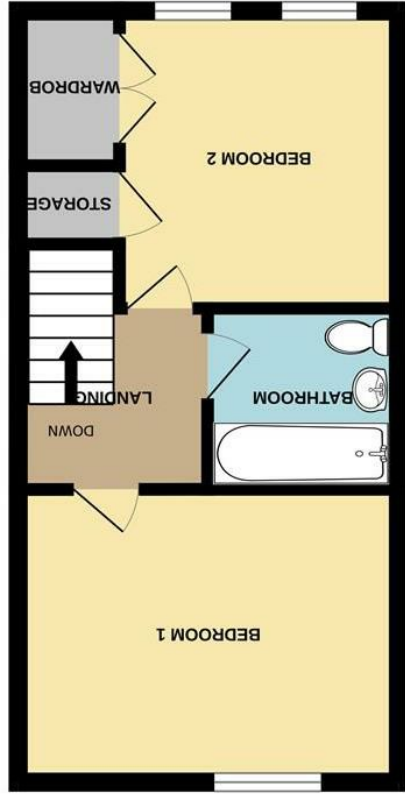
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Get in touch to arrange a viewing!

Like what you see?



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93 Berenda Drive, Longwell Green, Bristol, BS30 9YY
Offers In Excess Of £250,000





Council Tax Band: B | Property Tenure: Freehold

THE BEAUTIFUL OUTDOORS! Not many homes can boast having a nature reserve on their doorstep, but this one can! Located in a cul-de-sac within a leafy suburb, this fantastic modern mid terrace home offers something others can't. With great access to local amenities including schools, Gallagher Retail Park for all your shopping needs, Aspects Leisure Park for all your recreational needs, the Leisure Centre, as well as lots of local pubs and cafes, you wouldn't believe that you are only a stroll from Willsbridge Nature Reserve, with its pretty walks along the stream and wildlife to enjoy. It really is idyllic! Internally the open plan accommodation offers a larger than average kitchen, with lounge/diner opening to the garden. Stairs lead up to the first floor where you will find the bathroom with white suite and 2 double bedrooms. The garden with decked seating area leading to the lawn has the benefit of pedestrian rear access, and there's parking for 2 cars side by side to the left of the property as well as ample on street parking for visitors. The property is fully double glazed, gas centrally heated and is larger than it might look from the outside. Offering a blank canvas for any new buyer to make their mark, this property must be viewed to fully appreciate all it has to offer!



Front Garden

Canopy over the front door, low maintenance block paved area with Astro turf and outside tap.

Entrance

Double glazed obscure window to front, double glazed front door, cupboard housing fuse board and meters, stairs to first floor with recess under, open to kitchen area and living space.

Kitchen Area

Double glazed window to front, spotlights, range of wall and base units with worktop over, breakfast bar, inset sink and drainer with mixer tap over, inset 4 burner gas hob with feature glass splash back and cooker hood above, single electric oven, integrated undercabinet fridge and freezer, recess for washing machine.

Living Space

25'10" max x 11'9" (7.87m max x 3.58m)

Double glazed French doors to rear with double glazed full height windows either side, radiator.

First Floor Landing

6'5" x 5'10" (1.96m x 1.78m)

Loft access, doors to,

Bedroom One

9'0" x 11'9" (2.74m x 3.58m)

Double glazed window to rear, radiator.

Bedroom Two

9'2" x 8'7" (2.79m x 2.62m)

Two double glazed windows to the front, radiator, built in cupboard housing gas combi boiler, further storage cupboard over stair recess.

Bathroom

5'7" max x 6'1" (1.70m max x 1.85m)

Tiling to walls and floor, extractor fan, heated towel rail, white suite comprising panelled bath with shower head fitting, pedestal wash hand basin, W.C.

Rear Garden

Enclosed by fencing, mainly laid to lawn with decked seating area, shed, gated pedestrian access to the rear.

Parking

Two, side by side parking spaces, located on the left hand side of the property when looking at the front door.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		77	
(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	

