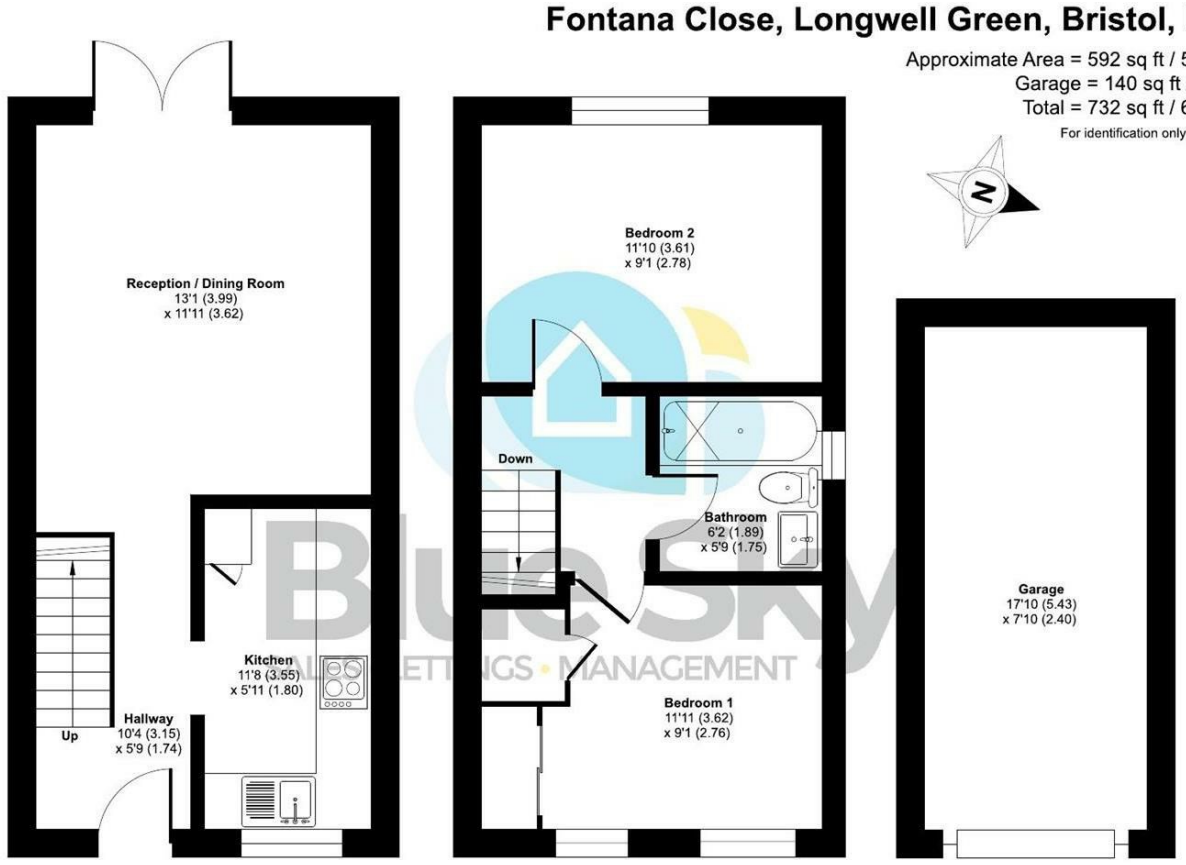
20 Fontana Close, Longwell Green, Bristol, BS30 9YN

Offers In Excess Of £270,000



Fontana Close, Longwell Green, Bristol, BS30

Approximate Area = 592 sq ft / 54.9 sq m
Garage = 140 sq ft / 13 sq m
Total = 732 sq ft / 67.9 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). ©nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1540665

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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 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/drained 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.



2 1 1 D

Council Tax Band: B | Property Tenure: Freehold

HIDDEN GEM! NO CHAIN! Nestled in the popular cul-de-sac of Fontana Close in Longwell Green, Bristol, this charming two double bedroom end terrace home presents an excellent opportunity for both first-time buyers and those seeking a low-maintenance lifestyle. This delightful property boasts a well-designed layout that includes a welcoming hall, a functional kitchen and a spacious lounge/diner, perfect for entertaining or relaxing after a long day. The home features two comfortable bedrooms, providing ample space for rest and relaxation, alongside a bathroom that caters to all your needs. One of the standout features of this property is the parking availability for one vehicles plus a garage, offering convenience and security for your vehicles. The low-maintenance rear garden is ideal for those who prefer to spend their time enjoying the outdoors rather than tending to extensive gardening tasks. Situated close to local amenities, bus stops and the picturesque Willsbridge Mill, this home offers both peace and accessibility. With no onward chain, you can move in without delay and start enjoying all that this lovely area has to offer. This ex show home is a true gem, don't miss out!





Entrance Hall
10'4 x 5'9 (3.15m x 1.75m)
Door to front, radiator, stairs to first floor landing, tall unit (housing gas and electric meters and fuse board), open to kitchen and lounge/diner.

Kitchen
11'8 x 5'11 (3.56m x 1.80m)
Double glazed window to front, radiator, wall and base units, worktops, tiled splash backs, sink and drainer, space for washing machine, space for fridge/freezer, space for cooker, cooker hood, wall mounted gas boiler, open to hall.

Lounge/Dining Room
13'1 x 11'11 (3.99m x 3.63m)
Double glazed French doors to rear garden, radiator, open to hall, gas connection for a gas fire.

First Floor Landing
Loft access (loft is part boarded with light).

Bedroom One
11'11 x 9'1 (3.63m x 2.77m)
Two double glazed windows to front, airing cupboard housing hot water tank, radiator, built in wardrobe with mirror sliding doors.

Bedroom Two
11'10 x 9'1 (3.61m x 2.77m)
Double glazed window to rear, radiator.

Bathroom
6'2 x 5'9 (1.88m x 1.75m)
Double glazed window to side, radiator, W.C, wash hand basin, enclosed bath with shower over, fold away shower screen, vinyl flooring, part tiled walls.

Front Garden
Canopy over front door, path to front door, area laid to gravel, outside tap and light to side, side gate to rear garden.

Rear Garden
Low maintenance rear garden, patio area, gated side access, enclosed by fencing, laid to gravel.

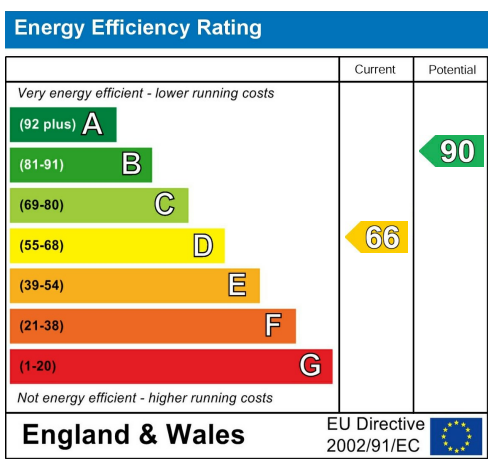
Garage
17'10 x 7'10 (5.44m x 2.39m)
Up and over door to front, eaves storage, single garage.

Parking
Parking for one car in front of the garage.

Agent Note
Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.









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