



Approximate Area = 658 sq ft / 61.1 sq m
 Garage = 133 sq ft / 12.3 sq m
 Total = 791 sq ft / 73.4 sq m
 For identification only - Not to scale

Fox Court, Longwell Green, Bristol, BS30

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/drailed 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.

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Get in touch to arrange a viewing!

Like what you see?



8 Fox Court, Longwell Green, Bristol, BS30 7DN
Offers In Excess Of £280,000





Council Tax Band: B | Property Tenure: Freehold

CUL-DE-SAC LOCATION!! Blue Sky welcomes you to this fantastic two bedroom home located on Fox 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 and kitchen/diner to the ground floor. On the first floor can be found the main bedroom with built in wardrobe, bedroom two also boasting built in storage and a well presented bathroom. Externally the property offers a single garage, parking in front of the garage and a front and rear garden!! Don't miss out on this wonderful home, call today to arrange your viewing!!



Entrance Hall

Double glazed door to front, radiator, stairs to first floor landing.

Lounge

15'2" x 13'9" (4.62m x 4.19m)

Double glazed window to front, radiator, under stairs storage cupboard housing fuse board.

Kitchen/Diner

13'10" x 8'2" (4.22m x 2.49m)

Double glazed window to rear, double glazed french doors to rear garden, wall and base units with worktops over, radiator, tiled splash backs, sink and drainer, electric oven, gas hob, cooker hood, space for washing machine, space for slimline dishwasher, space for fridge/freezer, wall mounted gas boiler in kitchen unit.

First Floor Landing

Loft access (ladder, part boarded), airing cupboard housing hot water tank.

Bedroom One

12'3" x 10'8" (3.73m x 3.25m)

Double glazed box bay window to front, radiator, built in wardrobe.

Bedroom Two

8'6" x 7'11" (2.59m x 2.41m)

Double glazed window to rear, radiator, built in wardrobe.

Bathroom

Double glazed window to rear, W.C, wash hand basin, enclosed bath with shower over, shower screen, part tiled walls, radiator, tiled flooring, shaver point.

Front Garden

Pathway to front door, canopy over front door, gravel areas, bin store area.

Rear Garden

Outside tap, decking area, lawn area, rear gate to public pathway, border of shrubs, gravel area, canopy over rear French doors.

Garage

17'0" x 7'11" (5.18m x 2.41m)

Single garage located in a block close to the property. Up and over door to front. Rank of garages located to the left of the property when looking at the front door. The garage is the third garage down from the right.

Parking

Parking for one car in front of the garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

