



Approximate Area = 995 sq ft / 92.4 sq m
 Garage = 247 sq ft / 22.9 sq m
 Outbuilding = 231 sq ft / 21.4 sq m
 Total = 1473 sq ft / 136.7 sq m

For identification only - Not to scale



Rutherford Close, Longwell Green, Bristol, BS30

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.

The Important Bit

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Like what you see?



8 Rutherford Close, Longwell Green, Bristol, BS30 9XY

£425,000





Council Tax Band: D | Property Tenure: Freehold

LOOKING FOR A HOME WHERE YOU CAN REALLY ADD YOUR OWN MARK & POTENTIALLY EXTEND? THEN LOOK NO FURTHER!! Nestled in the tranquil cul-de-sac of Rutherford Close in Longwell Green, Bristol, this charming three-bedroom detached family home presents an excellent opportunity for those seeking a comfortable and spacious living environment. The property boasts a well-proportioned lounge/diner & fitted kitchen, perfect for family gatherings or entertaining guests. With three inviting bedrooms, this home is ideal for families or those looking for extra space. The downstairs cloakroom & upstairs wet room provide convenience and privacy, catering to the needs of a busy household. The property also features an additional outbuilding, offering additional storage or potential for a workshop. One of the standout features of this home is the ample parking from the detached garage to the driveway, accommodating for several vehicles, which is a rare find in many residential areas. Furthermore, the property is offered with no onward chain, allowing for a smooth and efficient purchase process. For those with an eye for potential, there is scope to extend the property, subject to planning permission, enabling you to tailor the home to your specific needs and preferences. This delightful residence is not only a perfect family home but also a fantastic investment opportunity in a sought-after location. With its peaceful surroundings and proximity to local amenities, this property is sure to attract interest. Do not miss the chance to make this house your new home.



Entrance Porch

7'3" x 3'7" (2.21m x 1.09m)
uPVC door into porch, double glazed window to front, tiled floor.

Hallway

16'6" x 6' (5.03m x 1.83m)
Obscure single glazed door and window into hallway, double glazed window to side, stairs to first floor landing, radiator, 2x storage cupboards with one housing fuse board, wood effect flooring.

WC

Obscure double glazed window to side, wash hand basin, WC, radiator, tiled floor, tiled walls, extractor fan.

Lounge / Dining Room

27'11" x 10'8" (8.51m x 3.25m)
Double glazed window to front & rear, electric fireplace with stone / brick surround, 2x radiators, opening to dining room, wood effect flooring.

Kitchen

10'11" x 7'6" (3.33m x 2.29m)
Obscure double glazed door to rear, 2x double glazed windows to side and to rear, the kitchen consists of matching wall and base units with worktops, sink with mixer taps & drainer, gas combi boiler, tiled walls, tiled floor, space for washing machine, the following appliances are built in:- electric oven with gas hob, fridge / freezer, microwave.

Landing

Stairs leading to ground floor, double glazed window to side, loft access.

Bedroom 1

13'11" x 10'5" (4.24m x 3.18m)
Double glazed window to rear, radiator, built in wardrobes.

Bedroom 2

13'9" x 10'9" (4.19m x 3.28m)
Double glazed window to front, radiator.

Bedroom 3

8'6" x 6'10" (2.59m x 2.08m)
Double glazed window to front, storage cupboard, radiator.

Wet Room

6'2" x 6'2" (1.88m x 1.88m)
Obscure double glazed window to rear, the wet room consists of walk in shower area, wash hand basin, WC, extractor fan, tiled walls.

Front / Driveway

Driveway parking for several cars, access to garage, gated side access to rear, outside lighting, low brick wall with flower border.

Rear Garden

Mostly laid to lawn with patio surrounding, fences enclosing, low level brick flower borders with shrubs, access to outbuilding/workshop, garage and outside WC, gravel area to rear of garage, gated access to front, outside lighting and water tap.

Garage

24'1" x 14'2" (7.34m x 4.32m)
Electric roller door into garage, window to rear, door to rear garden, power and lighting.

Outbuilding / Workshop

Accessed from rear garden, wooden structure, power and lighting.

Outside WC

Window to side, wash hand basin, WC, tiled floor, tiled walls.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

