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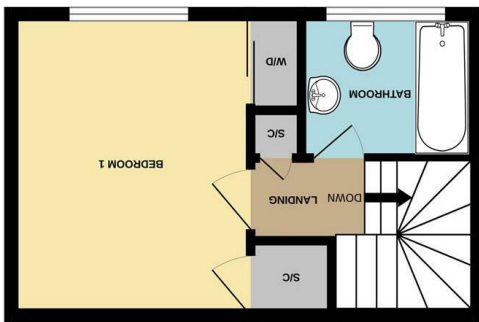
**28 Ellacombe Road, Bristol, BS30 9BA**

[info@bluesky-property.co.uk](mailto:info@bluesky-property.co.uk)

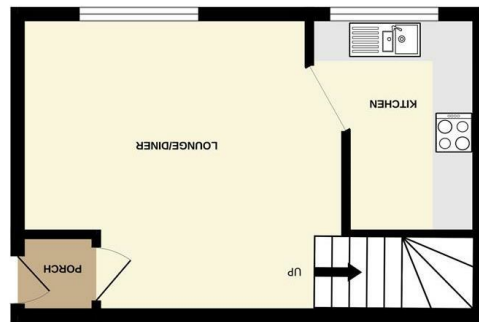
**0117 9328165**

**Get in touch to arrange a viewing!**

**Like what you see?**



1ST FLOOR



GROUND FLOOR

Made with Mapbox ©2025



**19 Princes Court, Longwell Green, Bristol, BS30 7EB**

**£215,000**







Council Tax Band: A | Property Tenure: Freehold

1 BEDROOM BACK TO BACK HOUSE WITH NO ONWARD CHAIN!! Positioned in the charming cul-de-sac of Princes Court, Longwell Green, Bristol, this delightful one-bedroom back-to-back house presents an excellent opportunity for first-time buyers or those seeking a cosy retreat. The property boasts a well-designed layout that maximises space and comfort. Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The property features a well-appointed bedroom & bathroom on the first floor, providing a peaceful sanctuary for rest and ample storage. One of the standout features of this property is the outdoor space, which includes a lovely garden, ideal for enjoying the fresh air or hosting summer barbecues. Additionally, the property comes with a garage and a driveway, a rare find in such a desirable location. Offered with no onward chain, this home is ready for you to move in and make it your own. The combination of its convenient location and outdoor space makes this property a fantastic choice for those looking to settle in a friendly community. Don't miss the chance to view this house and envision your future in Longwell Green.



**Entrance Porch**

3'5" x 3'2" (1.04m x 0.97m )  
UPVC door to side.

**Lounge/Diner**

12'5" x 12'0" (3.78m x 3.66m)  
Double glazed window to front, radiator, stairs to landing, opening to kitchen, fuse box.

**Kitchen**

9'0" x 7'1" (2.74m x 2.16m)  
Double glazed window to front, opening to lounge/diner, fitted kitchen with a range of wall and base units with worktops over, 1 & a 1/2 bowl sink with mixer taps & drainer, tile splash backs, integrated electric oven with hob and extractor hood above, wall mounted gas combi boiler, wood effect flooring, space for the following appliances:- washing machine & fridge/freezer

**Landing**

6'0" x 8'8" (1.83m x 2.64m)  
Stairs leading to lounge on ground floor, storage cupboard.

**Bedroom**

12'6" x 12'1" (3.81m x 3.68m)  
Double glazed window to front, built in wardrobes with mirrored sliding doors, storage cupboard, ceiling coving, loft access, radiator.

**Bathroom**

6'1" x 6'5" (1.85m x 1.96m)  
Double glazed obscure window to front, bath with shower head off taps, W.C, wash hand basin, shaver point, extractor fan, part tiled walls, wood effect flooring.

**Front Garden**

Mainly laid to chippings, steps down to front door, canopy over front door, plants, trees, shrubs.

**Rear Garden**

Garden located away from property down the shared access path, gated access to the garden, patio, laid to bark, shrubs.

**Garage**

Single garage with up and over door, located in a block of three garages next to the property under a coach house, third garage down to the right.

**Driveway**

Driveway parking in front of garage for one car.

**Agent Notes**

The vendor has advised the property is freehold and the garage is leasehold, the garage lease remaining is approximately 958 years.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	68	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

