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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/drainage 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.

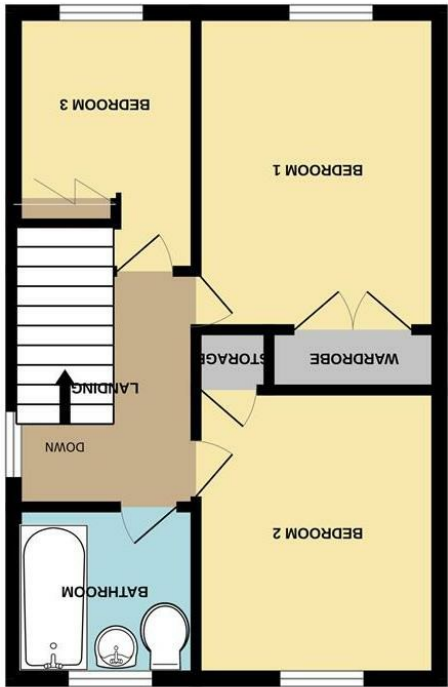
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0117 9328165

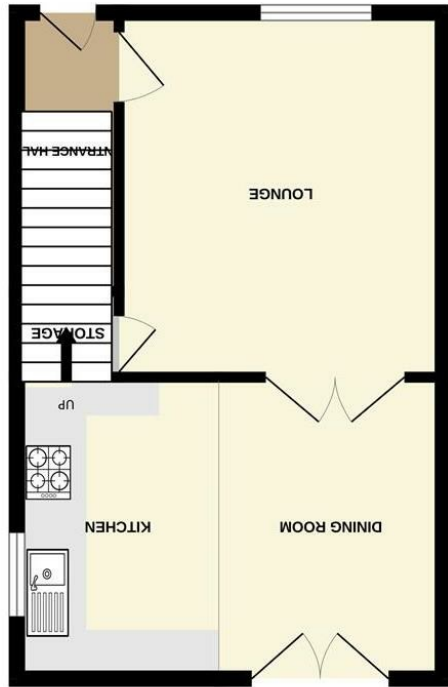
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1ST FLOOR



GROUND FLOOR



Council Tax Band: C | Property Tenure:

FANTASTIC PROPERTY LOCATED IN THE EVER POPULAR LONGWELL GREEN AREA!! AVAILABLE 18th December !! Be sure to view this amazing property as it will definitely be snapped up quickly!! This great property is located close to local shops, restaurants, cafes, a good primary school, a modern cinema complex, gym and leisure centre, the A4174 ring road and regular bus routes into Bristol and Bath. The property comprises; an entrance hallway, large open lounge leading to dining / kitchen area with an electric oven, gas hob and extractor fan. Upstairs there are two double bedrooms and a single. In addition, there is a modern family bathroom with a shower over the bath. The property also benefits from; large outbuilding ideal for a gym or workshop; fully double glazed windows, gas central heating, an enclosed low maintenance back garden and off street parking for four cars!! Offered Unfurnished!! No Students, Sharers or Smokers!! AGENCY MANAGED BY AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



- Hallway**
6'02 x 3'04 (1.88m x 1.02m)
- Lounge**
13'03 x 12'03 (4.04m x 3.73m)
- Kitchen / Diner**
15'07 x 10'10 (4.75m x 3.30m)
- Bedroom One**
13'06 x 8'09 (4.11m x 2.67m)
With built in wardrobe
- Bedroom Two**
9'01 x 9'01 (2.77m x 2.77m)
Cupboard with boiler
- Bedroom Three**
10'0 (max) x 6'05 (3.05m
(max) x 1.96m)
- Bathroom**
6'01 x 6'01 (1.85m x 1.85m)
Comprising of a three piece white suite with WC, wash hand basin and bath with shower over

- Outbuilding**
With light and power
- Parking**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	64	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

