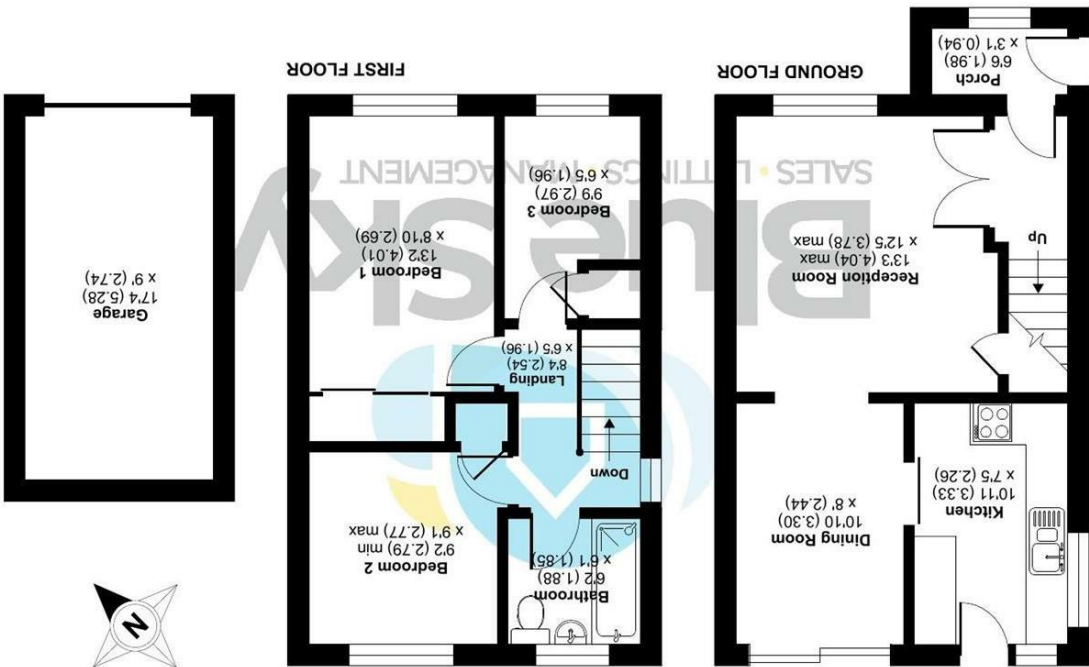




Long Beach Road, Longwell Green, Bristol, BS30

Approximate Area = 823 sq ft / 76.4 sq m
Garage = 156 sq ft / 14.5 sq m
Total = 979 sq ft / 90.9 sq m
For identification only - Not to scale



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 in the 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.

The Important Bit

Don't forget to register and stay ahead of the crowd.

www.bluesky-property.co.uk

See all of our amazing properties and get lots of help at:

28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: C | Property Tenure: Freehold

NO CHAIN! Located on Long Beach Road in the charming area of Longwell Green, Bristol, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. With no onward chain, this three-bedroom home is ready for you to move in and make it your own. Upon entering, you will find two spacious reception rooms that offer ample space for relaxation and entertaining. The lounge is perfect for unwinding after a long day, while the dining room provides an inviting setting for family meals and gatherings. The well-appointed kitchen is conveniently located, making meal preparation a breeze. The property boasts three comfortable bedrooms, providing plenty of room for family or guests. The bathroom is well-equipped and serves the needs of the household efficiently. Outside, the rear garden offers a south facing retreat, ideal for enjoying sunny days or hosting barbecues. Additionally, the property features a garage and driveway parking for several cars. Longwell Green is a vibrant community with a variety of amenities nearby, including shops, school and bus stops, ensuring that everything you need is within easy reach. The picturesque Willsbridge Mill is also close by, providing a lovely spot for walks and enjoying nature. This semi-detached home on Long Beach Road is a fantastic opportunity to secure a comfortable and convenient lifestyle in Bristol. Don't miss your chance to view this lovely property.



Porch
6'6 x 3'1 (1.98m x 0.94m)
Double window to front, door to side, door to hall.

Hall
Stairs to first floor landing, radiator, ceiling coving, door to porch, french doors to lounge.

Lounge
13'3 max x 12'5 max (4.04m max x 3.78m max)
Double glazed window to front, radiator, electric fire and surround, under stairs storage cupboard housing fuse board, ceiling coving, open to dining room.

Dining Room
10'10 x 8'0 (3.30m x 2.44m)
Double glazed patio doors to rear garden, ceiling coving, radiator.

Kitchen
10'11 x 7'5 (3.33m x 2.26m)
Double glazed windows to side and rear, double glazed door to rear, wall mounted gas boiler, wall and base units, worktops, tiled splashbacks, one and a half bowl sink and drainer, space for fridge/freezer, space for washing machine, gas cooker.

First Floor Landing
8'4 x 6'5 (2.54m x 1.96m)
Double glazed window to side, loft access (with drop down ladder, part boarded and light), ceiling coving.

Bedroom One
13'2 x 8'10 (4.01m x 2.69m)
Double glazed window to front, radiator, ceiling coving, dado rail, built in wardrobes with sliding doors.

Bedroom Two
9'2 min x 9'1 max (2.79m min x 2.77m max)
Double glazed window to rear, radiator, ceiling coving, airing cupboard housing hot water tank.

Bedroom Three
9'9 x 6'5 (2.97m x 1.96m)
Double glazed window to front, radiator, over stairs storage cupboard.

Bathroom
6'2 x 6'1 (1.88m x 1.85m)
Double glazed window to rear, W.C, wash hand basin, enclosed bath with shower over, shower screen, heated towel rail, tiled effect flooring, extractor fan, tiled walls, bathroom cabinet.

Front/Driveway
Area laid to gravel, gas and electric meters, driveway parking to front and additional parking behind double gates that lead to garage.

Rear Garden
Patio area, outside tap, open to driveway, lawn area, shrubs and plants, shed, manual canopy.

Garage
17'4 x 9' (5.28m x 2.74m)
Electric roller door to front, power and light, tumble dryer.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

