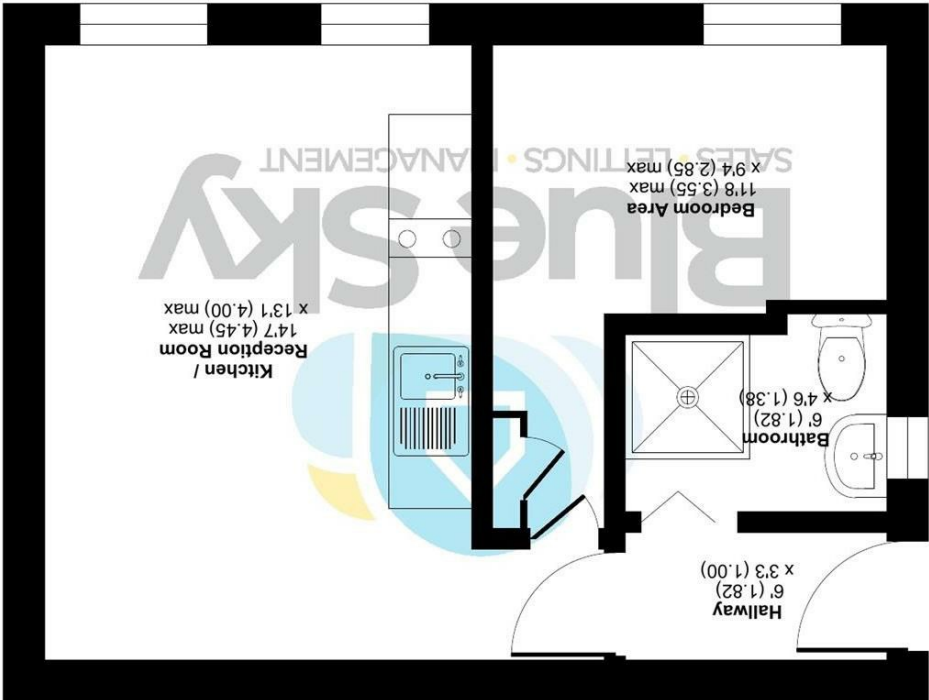




Ravenswood, Longwell Green, Bristol, BS30
Approximate Area = 292 sq ft / 27.1 sq m
For identification only - Not to scale



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 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.

The Important Bit!

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

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

28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

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Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: A | Property Tenure: Freehold

NO CHAIN! Located in the popular cul-de-sac of Ravenswood, Longwell Green, Bristol, this delightful back-to-back bungalow offers a perfect blend of comfort and convenience. As you enter the property you are welcomed into the hallway with access to the loft. A good size open plan lounge/diner/kitchen offers a perfect space to relax and cook. There is also a well-appointed shower room and separate bedroom area. The property benefits from tandem parking for two vehicles, ensuring that you will never have to worry about finding a space. Additionally, there is a front garden and a good size additional garden area behind the driveway parking. One of the standout features of this property is its proximity to local amenities, including bus stops and the picturesque Willsbridge Mill, making it easy to access everything you need. With no onward chain, this bungalow is ready for you to move in and make it your own. Whether you are a first-time buyer, looking to downsize, or seeking a peaceful retreat, this bungalow in Ravenswood is a wonderful opportunity not to be missed.



Entrance Hall

6' x 3'3 (1.83m x 0.99m)
Double glazed door to side, radiator, spotlight, tiled flooring, loft hatch (loft is part boarded and houses the gas combination boiler in loft), fuse board.

Kitchen/Lounge/Diner

14'7 max x 13'1 max (4.45m max x 3.99m max)
Two double glazed windows to front, wood effect flooring, radiator, wall and base unit worktop, splashback, sink and drainer, two ring electric hob, electric oven, space for washing machine, space for small fridge/freezer, spotlights.

Bedroom Area

11'8 max x 9'4 max (3.56m max x 2.84m max)
Double glazed window to front, radiator, spotlights, unit housing electric meter.

Shower Room

6' x 4'6 (1.83m x 1.37m)
Double glazed window to side, W.C, wash hand basin, shower cubicle, extractor fan, heated towel rail, wall heater, part tiled walls, spotlights.

Front

Canopy over front door, shared pathway to number 1 and 2 Ravenswood, grass to front and side, shrubs to front, gas meter, outside power.

Parking

Tandem parking for two cars next to the property, gate to garden.

Garden

Enclosed garden, laid to lawn, patio slabs, gate to driveway.

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	80
England & Wales		
EU Directive 2002/91/EC		

