



36 Palmdale Close, Longwell Green, Bristol, BS30 9UH
 Offers In Excess Of £325,000



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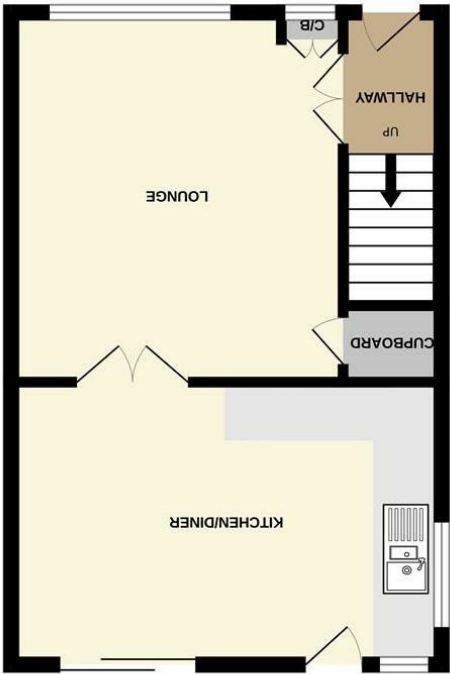
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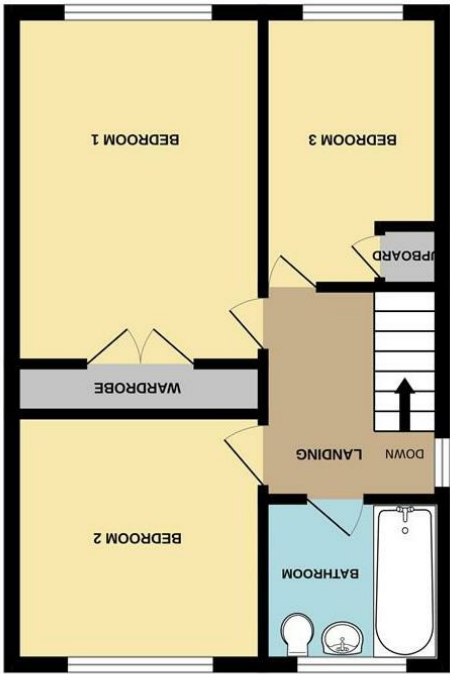
The Important Bit!

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.

GROUND FLOOR
 373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
 373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.
 Made with Metropix 5/2025



Council Tax Band: C | Property Tenure: Freehold

THIS SEMI-DETACHED HOUSE IS NOT JUST A HOME; IT IS A CANVAS AWAITING YOUR PERSONAL TOUCH! Located in the heart of Longwell Green in a peaceful cul-de-sac, this charming three-bedroom semi-detached house presents an excellent opportunity for those seeking a family home with potential for personalisation. The property boasts a classic design that is both functional and inviting. Upon entering, you will find a spacious reception room that serves as the heart of the home, perfect for family gatherings or entertaining guests. The three well-proportioned bedrooms offer ample space for relaxation and rest, making it an ideal setting for families or those looking to establish a comfortable living environment. The property also features a conveniently located bathroom, ensuring practicality for everyday living. One of the standout features of this home is the south-west facing rear garden, which provides a delightful outdoor space to enjoy the sunshine and fresh air. This garden offers a blank canvas for gardening enthusiasts or those wishing to create a serene outdoor retreat. Parking is a breeze with space available for three vehicles, adding to the convenience of this lovely residence. Furthermore, the property is offered with no onward chain, allowing for a smooth and straightforward purchasing process. With its prime location and potential for enhancement, it is a wonderful opportunity for buyers looking to invest in a property that they can truly make their own. Don't miss the chance to view this delightful home in Longwell Green.



Hallway
7'0" x 3'2" (2.13m x 0.97m)
Obscure double glazed door into hallway, stairs to first floor landing, wood effect flooring, radiator,

Lounge
13'6" x 12'1" (4.11m x 3.68m)
Double glazed windows to front, storage cupboard under stairs - houses gas combi boiler, radiator, cupboard housing fusebox,

Kitchen/Diner
10'4" x 15'8" (3.15m x 4.78m)
2x double glazed windows to rear and side, obscure double glazed door & sliding patio doors to rear, the kitchen consists of matching wall and base units with worktops over, 1 & a 1/2 bowl sink with mixer taps and drainer, Rangemaster electric oven with gas hob and extractor hood above, integrated washing machine, radiator, tiled flooring, space for the following appliances:- slimline dishwasher and fridge/freezer,

Landing
7'8" x 6'2" nt 3'0" (2.34m x 1.88m nt 0.91m)
Double glazed window to side, loft access,

Bedroom 1
12'9" x 8'7" (3.91m x 2.62m)
Double glazed window to front, built in wardrobes, radiator,

Bedroom 2
9'2" x 9'2" (2.79m x 2.79m)
Double glazed window to rear, radiator,

Bedroom 3
10'0" x 6'8" (3.05m x 2.03m)
Double glazed window to front, storage cupboard, radiator,

Bathroom
6'0" x 6'0" (1.83m x 1.83m)
Obscure double glazed window to rear, bath with shower above, wash hand basin, W.C, chrome heated towel rail, tiled flooring, partly tiled splash backs,

Front & Driveway
Partly brick paved driveway, parking for 3x cars, gated side access to rear, fencing on one side,

Rear Garden
Mostly laid to lawn with patio and decking areas, mature trees, shed on decking will stay, gated side access to front, outside water tap, fences enclosing,



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

England & Wales

