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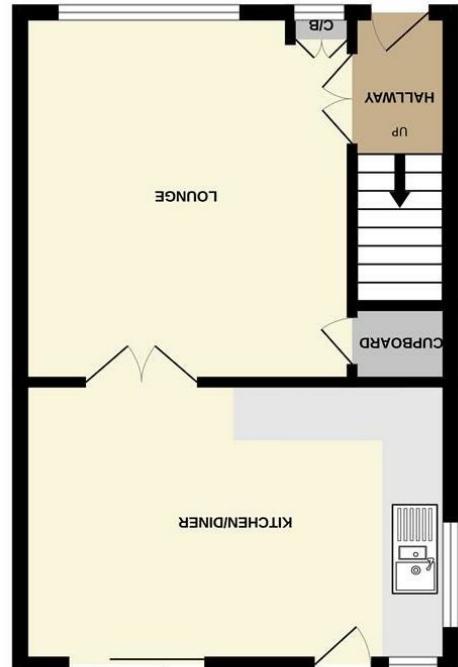
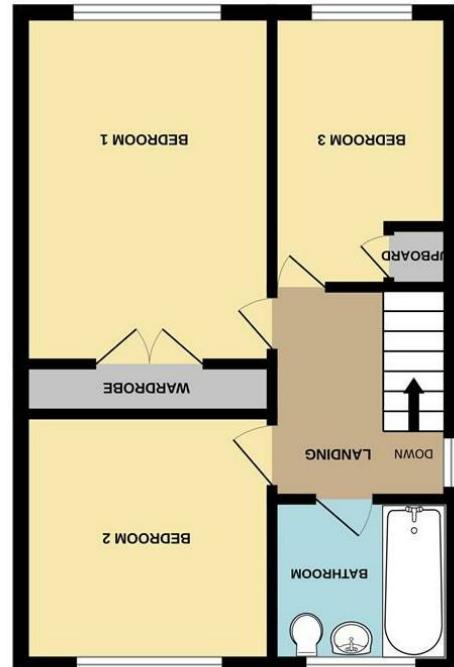
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Get in touch to arrange a viewing;

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**Blue Sky**



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



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
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

