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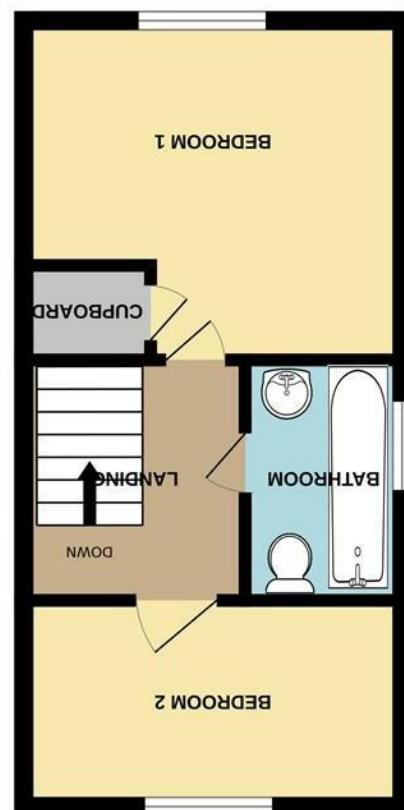
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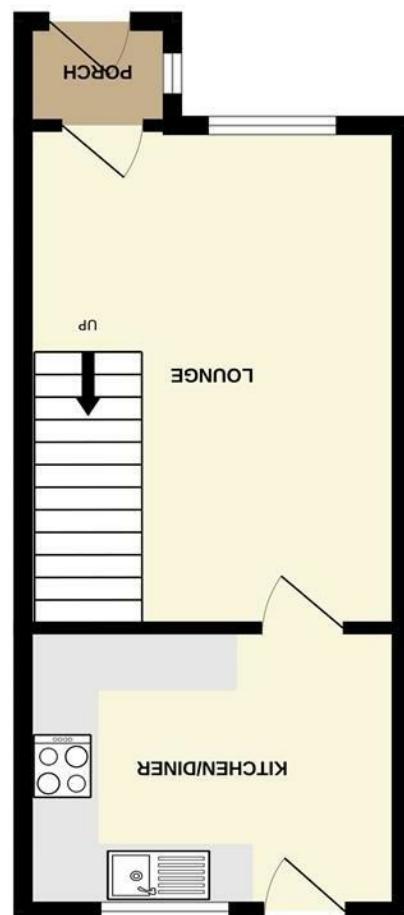
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Get in touch to arrange a viewing: 0117 9328165

Like what you see?



1ST FLOOR



GROUND FLOOR



17 Auburn Avenue, Longwell Green, Bristol, BS30 9YU
Offers In Excess Of £280,000



Council Tax Band: B | Property Tenure: Freehold

TWO BEDROOM SEMI-DETACHED HOME!! CUL-DE-SAC LOCATION!! Blue Sky are thrilled to offer for sale this beautifully presented two bedroom home located on the ever popular road of Auburn Avenue in Longwell Green. The property is located in a cul-de-sac position and offers good access to local amenities, ring road connections and Willsbridge Mill. The accommodation comprises: entrance porch, lounge and kitchen/diner to the ground floor. To the first floor can be found two good size bedrooms and the main bathroom. Externally the property boasts a front and rear garden and driveway parking for two cars!! A must view home!!



Entrance Porch

4'4" max x 4'8" max (1.32m max x 1.42m max)

Double glazed door to front, double glazed window to side, laminate flooring, base cupboard housing fuse board and utility meters.

Lounge

15'7" x 11'0" (4.75m x 3.35m)

Double glazed window to front, radiator, stairs to first floor landing, laminate flooring.

Kitchen/Diner

9'1" x 10'11" max (2.77m x 3.33m max)

Double glazed window and door to rear, radiator, spotlights, space for fridge, space for freezer, wall and base units, walnut effect laminate wood flooring, worktops, tiled splashbacks, sink/drainer, space for washing machine, space for slimline dishwasher, electric hob and oven, cooker hood.

First Floor Landing

7'7" x 5'11" (2.31m x 1.80m)

Loft access (with drop down ladder, part boarded, light and gas combi boiler), stairs from lounge.

Bedroom One

10'3" max x 11'0" max (3.12m max x 3.35m max)

Double glazed window to front, radiator, over stairs storage cupboard.

Bedroom Two

6'6" x 11'0" (1.98m x 3.35m)

Double glazed window to rear, radiator.

Bathroom

4'9" x 7'6" (1.45m x 2.29m)

Double glazed window to side, WC, wash hand basin with vanity, enclosed bath with shower over, part tiled walls, wood effect flooring, shower screen, radiator.

Rear Garden

Enclosed rear garden, patio area, outside tap, lawn area, shrubs, gated side access with double gates and single gate, outside power, shed, decking area.

Front

Chippings, lawn area, pathway to front door.

Driveway

Driveway parking for two cars.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		74
(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	

