



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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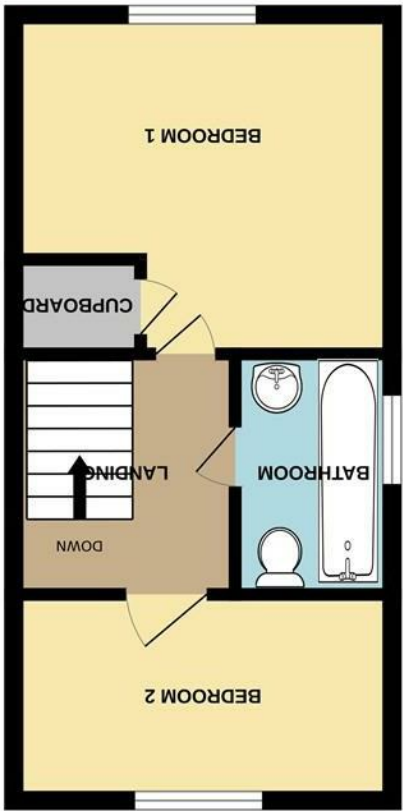
 info@bluesky-property.co.uk

 T: 0117 9328165

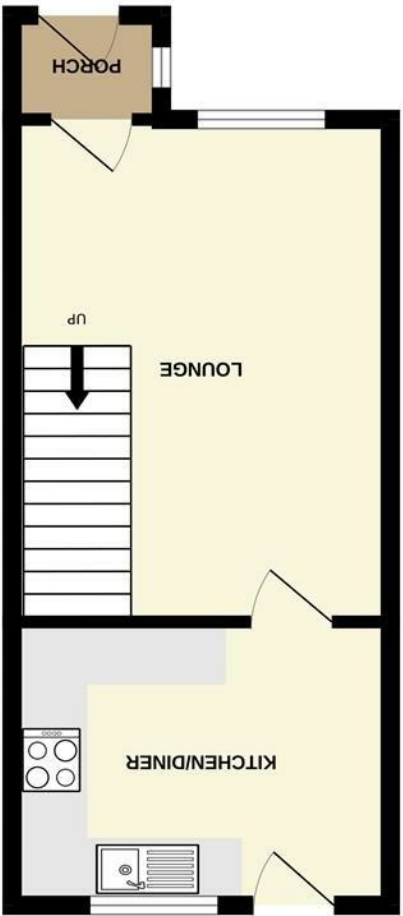
Get in touch to arrange a viewing!

Like what you see?

1ST FLOOR



GROUND FLOOR





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/drain, 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		
(69-80) C	74	
(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	

