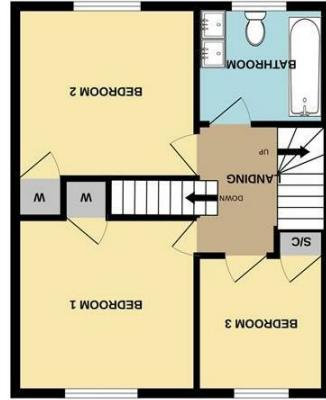
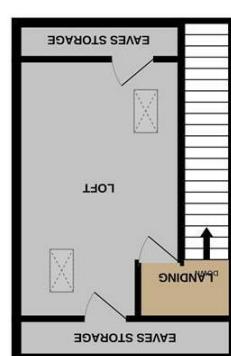


Intending purchasers will be asked to provide proof of their ability to fund the purchase and demonstrate their ability to find the money. Landlords and letting agents to whom a formal offer is made will be asked to provide proof of their ability to find the money. Intending purchasers will be asked to provide proof of their ability to fund the purchase and demonstrate their ability to find the money. Expressions of interest in this property or formal offers, if services are connected to this property or formal offers, if services have been switched off/disconnected that prior to exchange of contracts. Please also be aware that to satisfy yourself as to their working order and condition, you carry out your own independent checks. We recommend you carry out your own independent checks if you are offered an as seen basis. We stated they are offered on an as seen basis, or asked for warranty or service certificates, so unless services, appliances, equipment, fixtures or fittings listed, prior to exchange of contracts. We have tested any of the separate negotiations. We have tested any of the specifically mentioned, however they may be available by appointment, are not part of an offer of contract, and we can't guarantee them. These details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee them. You with a fair and reliable description of the property, are not part of an offer of contract, and we can't guarantee them. Get in touch to arrange a viewing!

The important bit
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14 Moor Croft Drive, Longwell Green, Bristol, BS30 7DB
Offers In Excess Of £375,000



SALES • LETTINGS • MANAGEMENT



Council Tax Band: D | Property Tenure: Freehold

MORE THAN MEETS THE EYE!! Blue Sky are delighted to offer for sale this superb three bedroom home located on Moor Croft Drive in Longwell Green. The vendor has greatly improved this home over their ownership and created a stunning family home!! This home must be viewed to appreciate all that is on offer! Location is ideal as local amenities and retail park are close by as well as the local schools, ideal spot! The accommodation comprises: entrance hall, study/playroom (former kitchen), lounge, kitchen/breakfast room and downstairs cloakroom. On the first floor you will find three bedrooms and bathroom. The second floor boasts the loft with skylight windows. Externally you will find a front and rear garden, garage and driveway parking! A real gem, call today to arrange your viewing!



Entrance Hall
7'3" n/t 6'1" x 8'2" n/t 2'11" (2.21m n/t 1.85m x 2.49m n/t 0.89m)
Double glazed door to front, double glazed window to rear, feature radiator, wood effect flooring, storage cupboard, stairs to first floor landing.

Study/Playroom (Former Kitchen)
10'6" x 9'9" (3.20m x 2.97m)
Double glazed windows to front and side, radiator.

Lounge
12'0" n/t 9'0" x 18'5" max (3.66m n/t 2.74m x 5.61m max)
Double glazed window to side, radiator, fire recess and surround.

Kitchen/Breakfast Room
10'6" x 14'7" (3.20m x 4.45m)
Double glazed patio doors to rear garden, two skylight windows, wall and base units, 1/2 bowl sink with drainer, worktops, wine rack, electric double oven, gas hob, cooker hood, integrated microwave, integrated fridge/freezer, integrated slimline dishwasher, breakfast bar, space for washing machine, wood effect flooring, tiled splashbacks.

Rear Lobby
4'1" x 3'5" (1.24m x 1.04m)
Single glazed window to side, feature radiator, wood effect flooring, open to kitchen, door to cloakroom.

Cloakroom
5'6" x 3'5" (1.68m x 1.04m)
Single glazed window to side, W.C. wash hand basin with vanity, wood effect flooring, tiled walls

First Floor Landing
9'2" x 7'3" (2.79m x 2.21m)
Stairs to loft.

Bedroom One
12'3" to wardrobe x 10'10" (3.73m to wardrobe x 3.30m)
Double glazed window to rear, radiator, built in wardrobe.

Bedroom Two
10'5" to wardrobe x 10'10" (3.18m to wardrobe x 3.30m)
Double glazed window to front, radiator, built in wardrobe.

Bedroom Three
8'10" to storage cupboard x 7'3" (2.69m to storage cupboard x 2.21m)
Double glazed window to rear, radiator, wood effect flooring, storage cupboard housing gas combi boiler.

Bathroom
7'3" x 7'1" (2.21m x 2.16m)
Double glazed window to front, enclosed bath with shower over, shower screen, two sinks with vanity unit, W.C., heated towel rail, extractor fan, spotlights, shelves, tiled flooring and tiled walls.

Second Floor Landing
3'3" x 5'3" (0.99m x 1.60m)
Stairs from first floor, door to loft.

Loft
9'10" x 15'8" (3.00m x 4.78m)
Two skylight windows, access to eaves, inset lights.

Garage
16'2" x 8'3" (4.93m x 2.51m)
Up and over to front, fuse board, light.

Front Garden and Driveway
Pathway to front door, shrubs and plants, gated side access, driveway parking.

Rear Garden
Enclosed, gated side access, outside power, patio, planter boxes.

Agents Note
Please be advised there is no building regulations approval for the converted loft, side porch and single storey rear extension.

	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		
England & Wales	EU Directive 2002/91/EC	

