



6A, Berenda Drive, Longwell Green Bristol,
BS30 9YX

£320,000

'Roses around the door' Situated in a 'tucked away' location on the borders of Longwell Green and Oldland Common is this three bedroom semi detached home. This lovely property offers spacious accommodation to include an entrance hallway, lounge with archway to the dining room and a kitchen to the ground floor with three bedrooms and a bathroom with white suite at first floor level. Further benefits include a generous enclosed rear garden which is mainly laid to lawn with a decked seating area, a driveway to the side which leads to a single garage, Upvc double glazing and gas centrally heating. Sure to be of great interest, early viewing is highly recommended.

Entrance

The entrance to the property is through a Upvc door to the entrance hallway.

Entrance Hallway

Upvc double glazed obscure window to the side, staircase to the first floor, telephone point, radiator, wood flooring, door into the lounge.

Lounge

12' 11" into bay x 12' 0" max (3.94m x 3.66m)
Upvc double glazed bay window ton the front, under stair cupboard, double radiator, wood flooring, coving, opening into the dining room.

Dining Room

10' 3" x 7' 4" (3.13m x 2.24m)
Upvc double glazed sliding patio doors to the rear, wood flooring, double radiator, coving.

Kitchen

10' 7" x 7' 1" (3.22m x 2.17m)
Upvc double glazed window and door to the rear, range of wall and base units with rolled edge work surfaces, 1.5 bowl composite sink

with mixer tap, electric oven, gas hob, space for a washing machine, space for a fridge, space for a freezer.

First Floor Landing

Upvc double glazed window to the side, door to airing cupboard housing gas boiler, loft hatch to loft space.

Bedroom One

12' 4" into wardrobes x 8' 8" (3.77m x 2.64m)
Upvc double glazed window to the front, fitted wardrobes, radiator.

Bedroom Two

8' 10" x 8' 10" (2.69m x 2.68m)
Upvc double glazed window to the rear, radiator, recess storage space.

Bedroom Three

6' 8" x 6' 4" (2.04m x 1.93m)
Upvc double glazed window to the front, storage cupboard, staircase bulkhead.





Bathroom

5' 10" x 5' 10" (1.78m x 1.77m)

Upvc double glazed window to the rear, low level WC, panel bath with electric shower over, wash hand basin on stand with mixer tap, tiled splash backs, heated towel rail.

Garage

Up and over door, courtesy door to the rear garden, power and light.

Front garden

The front garden is laid to lawn with a driveway leading to a single garage.



Rear garden

The enclosed rear garden is of a generous size, mainly laid to lawn with a raised decked area ideal for entertaining.

Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax Band

Band C



6A Berenda Drive

Approximate Gross Internal Area
74.7 sq m / 804 sq ft

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current potential energy rating.

Properties get a rating from A (best (worst) and a score. The better the rating and score, the lower your energy bills likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID1070061

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Floor Plan Produced by EPC Provision

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

Anne James Estate Agents Office
Tel: 0117 9328611

89a Bath Road
Longwell Green
BS30 9DF
info@annejames.co.uk

Bristol