



11 Ferndale Avenue Longwell Green Bristol  
South Gloucestershire BS30 9XS

£325,000

Occupying a sought after cul de sac location and OFFERED FOR SALE WITH NO ONWARD CHAIN is this deceptively spacious two bedroom semi detached bungalow. The property boasts versatile accommodation to briefly include an entrance lobby, a fitted kitchen, a generous lounge, cloakroom, wet room, two bedrooms and a study. Further benefits include gas central heating, Upvc double glazing, a driveway leading to a single garage with electric door and an enclosed generous garden. Well placed for Gallagher Retail Park with major stores such as M & S, Boots, B and Q, Aldi all close by, early viewing is highly recommended.

### Entrance

uPVC double glazed door with obscure glazed side panel to the side.

### Hallway

Door to cupboard housing gas combination boiler, glazed obscure door to the lounge, archway leading to the kitchen.

### Kitchen

11' 11" x 5' 1" (3.62m x 1.56m)  
uPVC double glazed window to the side, range of wall and base units with rolled edge worksurfaces, stainless steel oven, stainless steel hob, one and a half bowl stainless steel sink unit with mixer tap, space for washing machine, breakfast bar, radiator, space for fridge freezer, fully tiled, coving.

### Lounge

10' 4" x 16' 0" (3.15m x 4.87m)  
uPVC double glazed window to the front, coving, TV aerial point, radiator, multi pane glazed door leading to the lobby.

### Lobby

Door leading to the WC, door leading to bedroom two, door to the study.

### WC

5' 1" x 4' 4" (1.55m x 1.33m)  
uPVC double glazed obscure window to the side, radiator, low level WC, vanity wash hand basin, fully tiled, shaver point.

### Bedroom Two

13' 2" x 8' 10" (4.02m x 2.69m)  
uPVC double glazed window to the rear, radiator, fitted mirror wardrobes.

### Study

9' 2" x 6' 11" (2.80m x 2.10m)  
uPVC double glazed door with glazed side panel to the rear, radiator, coving, loft hatch leading to the loft with ladder and light, sliding door to the lobby

### Inner Lobby

6' 3" x 2' 9" (1.90m x 0.85m)  
uPVC double glazed door to the outside, radiator, door leading to the wet room.





### **Wet Room**

5' 8" x 5' 6" (1.73m x 1.68m)  
uPVC double glazed obscure window to the front, vanity wash hand basin, low level WC, electric shower, extractor, fully tiled walls.

### **Bedroom One**

12' 0" x 8' 10" (3.66m x 2.70m)  
uPVC double glazed window to the rear, uPVC double glazed french doors leading to the rear, double radiator, access to the loft space.

### **Garage**

17' 5" x 8' 2" (5.30m x 2.50m)  
Electric up and over door, uPVC double glazed window to the rear, uPVC courtesy door.



### **Outside**

To the front is shingle with various shrubs, and driveway leading to the garage. Side Gated access leading to the rear garden. Rear Garden : Mature shrubs, shingle, shed and garden room.

### **Tenure**

Freehold

### **Local Authority**

South Gloucestershire

### **Council Tax band**

Band C

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed 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.

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