

annejames

Experts in property since 1991
Sales lettings & property management



£225,000

17 Longwell House Bath Road Longwell Green BS30 9DX

TOP FLOOR FLAT
LIVING/DINING ROOM
FITTED KITCHEN
BATHROOM WITH OVER BATH SHOWER
TWO BEDROOMS
***GAS CENTRAL HEATING* SINGLE GARAGE ***
*** NO CHAIN ***



Zoopa.co.uk

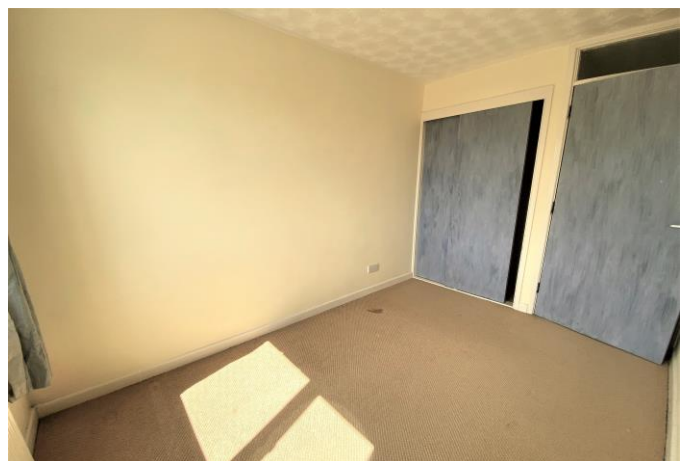


PrimeLocation.com

89A BATH ROAD LONGWELL GREEN BRISTOL BS30 9DF

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The accommodation comprises more fully as follows: - (all measurements are approximate)

Entrance

Wooden entrance door leading to the entrance hallway.

Entrance Hallway

Three storage cupboards, single radiator, intercom system, door to the kitchen, bathroom, lounge and bedrooms.

Lounge/Dining Room 18' 10" x 11' 0" (5.74m x 3.35m)

uPVC double glazed box bay window to the front, double radiator, serving hatch to kitchen.

Kitchen 14' 6" x 4' 2" (4.43m x 1.28m)

uPVC double glazed window, range of wall and base units with rolled edge worksurfaces, tiled splashbacks, gas hob and electric oven, composite sink with mixer, wall mounted combination boiler, space for fridge freezer, wall mounted double radiator.

Bedroom One 11' 8" x 9' 1" (3.56m x 2.77m)

uPVC double glazed window to the front, single radiator, built in mirror wardrobes.

Bedroom Two 10' 3" x 6' 8" (3.12m x 2.04m)

uPVC double glazed window, single radiator, built in wardrobe.

Bathroom

uPVC double glazed obscure window, White suite comprising single panel bath with shower over bath with glass shower screen, , pedestal wash hand basin, low level WC, part tiled walls, tiled floor.

Outside

Communal gardens.

Garage

There is a single garage with up and over door.

For clarification we wish to inform prospective purchasers that we have prepared these sales 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. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

Energy performance certificate (EPC)

17 Longwell House
Bath Road
Longwell Green
BRISTOL
BS30 9DX

Energy rating

C

Valid until: 16 February 2026

Certificate number: 0548-2823-7023-9296-3391

Property type Top-floor flat

Total floor area 66 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

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

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

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

For properties in England and Wales:

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

