



133a, Longbeach Road, Longwell Green
Bristol, BS30 9YD

£250,000

OFFERED FOR SALE WITH NO ONWARD CHAIN is this modern two bedroom end of terrace house. The property is located in this sought after location which has great transport links and is close to all the amenities Longwell Green has to offer. Approached from the front, the property has a driveway providing off street parking and access to the front door. Once inside, there is a generous living/dining room with a staircase leading to the first floor and a modern white kitchen/breakfast room to the ground floor. Upstairs there is a landing with doors leading into two bedrooms and a white bathroom. Outside at the rear, there is an enclosed garden, which is west facing and mainly laid to lawn and patio with gated access to the side. Further benefits include gas central heating and Upvc double glazing. Ideal First Time buy, early viewing is highly recommended. The property has gas central heating, and uPVC double glazing throughout.

Entrance

The entrance to the property is through a Upvc double glazed door.

Lounge / Dining Room

20' 4" x 9' 4" (6.20m x 2.85m)

Upvc double glazed window to the front, half turn staircase to the first floor, laminate flooring, double radiator, TV and telephone point.

Kitchen / Breakfast room

9' 10" x 9' 4" (3m x 2.85m)

Upvc double gazed French doors to the rear, range of wall and base units with square edge worktops, stainless steel sink unit with mixer tap, tiled splash backs, gas hob, electric oven, space for a washing machine, space for a fridge, tiled floor, radiator.

First Floor Landing

Access to a boarded and insulated loft space with ladder and light.

Bedroom One

9' 10" x 9' 4" (3m x 2.84m)

Upvc double glazed window to the rear, laminate flooring and radiator.

Bedroom Two

9' 4" x 6' 11" (2.84m x 2.10m)

Upvc double glazed window to the front, laminate flooring and radiator.

Bathroom

Upvc double glazed obscure window to the side, white suite comprising of a panel bath with mixer shower attachment, pedestal wash hand basin, low level WC, heated towel rail, tiled walls and tiled floor.

Outside

Front

There is a driveway to the front of the property providing off street parking.

Rear Garden

The rear garden is west facing, enclosed and mainly laid to lawn with a patio and garden shed, there is gated access to the side of the property.





Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax Band

Band B



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		
69-80	C	69 C	90 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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