



98, Court Farm Road, Longwell Green,
Bristol, South Gloucestershire, BS30 9AE

£425,000

Location, Location, Location Located on the much respected address of Court Farm Road is this well presented three bedroom semi detached house. The property has much to offer with its deep frontage providing plenty of parking unusual nowadays! Briefly the accommodation comprises of an open concept living/dining room, with large windows allows plenty of light into the property, a generous kitchen, a utility room with door into a generous garage. Upstairs can be found three spacious bedrooms, a generous shower room and a separate WC. Properties on Court Farm Road are rare to the market, so those looking for a spacious light and airy family home with a lovely garden and great access to both Bath or Bristol, the ring road, motorway access and Keynsham Railway Station plus walking distance to Ellacombe Road Primary School could it be better!

Entrance

The entrance to the property is through a composite door which leads to the entrance porch.

Entrance Porch

5' 9" x 531' 6" (1.76m x 162m)

Upvc double glazed window to the front and side, Upvc double glazed sliding door to the lounge, tiled floor, radiator.

Lounge

17' 8" x 12' 10" (5.38m x 3.91m)

Open concept room with Upvc double glazed window to the front, staircase to the first floor, two double radiators, inset spot lights, TV point, opening into the dining room.

Dining Room

10' 7" x 9' 2" (3.22m x 2.79m)

Double glazed patio doors to the rear, radiator, glazed door into the kitchen, laminate flooring, inset spot lights.

Kitchen

10' 0" x 8' 0" (3.05m x 2.44m)

Upvc double glazed window to the rear, range of wall and base units with rolled edge works surfaces and tiled splashbacks, stainless steel double sink unit with mixer tap, built in double oven, hob, filter hood over, tiled flooring, pantry storage cupboard, integrated fridge, integrated dishwasher, wall mounted gas boiler, Upvc double glazed obscure door to utility room.

Utility room

8' 6" x 7' 7" (2.59m x 2.31m)

Upvc double glazed door and window to the rear, range of wall and base units with rolled edge work surfaces, stainless steel sink unit, tiled flooring, space for tumble dryer, plumbing for washing machine, door into the garage.

Landing

Upvc double glazed window to the side, loft hatch with ladder to loft space with light, doors into the bedrooms, door into the shower room, door into the WC.





Bedroom One

13' 4" x 10' 2" (4.06m x 3.11m)

Upvc double glazed window to the front, radiator.

Bedroom Two

10' 8" x 10' 2" (3.25m x 3.11m)

Upvc double glazed window to the rear, radiator, door to airing cupboard.

Bedroom Three

7' 4" x 10' 0" (2.23m x 3.04m)

Upvc double glazed window to the front, radiator, over stair storage unit.



Shower Room

7' 1" x 5' 7" (2.16m x 1.69m)

Upvc double glazed obscure door to the rear, double shower cubicle with glass screen, vanity unit with wash hand basin and mixer tap, fully tiled walls, tiled flooring, heated towel rail and extractor fan.

WC

Upvc double glazed window to the side, low level WC with concealed cistern.

Garage

19' 10" x 8' 6" (6.04m x 2.59m)

Up and over door, power and light supply, door to utility room and window to utility room.



Front garden

There is a block paved driveway to the front of the property proving off street parking for 4-5 cars with mature flower and shrub borders.

Rear

There is an enclosed attractive rear garden which is of a generous size and mainly laid to lawn with two patio areas, a covered pergola, mature trees,

shrubs and flower borders, a vegetable garden, garden shed, an outside tap and lighting.

Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax band

Band

EPC Rating

EPC Rating D



Total area: approx. 97.1 sq. metres (1044.7 sq. feet)

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.

Anne James Estate Agents Office
Tel: 0117 9328611

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

Bristol