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24c Shellards Road Longwell Green Bristol BS30 9DU

- *TUCKED AWAY LOCATION***
- *STUNNING KITCHEN/DINING ROOM***
- *SPACIOUS ACCOMMODATION***
- *PRINCIPLE BEDROOM WITH EN-SUITE***
- *PARKING FOR SEVERAL CARS***
- *FAMILY/GAMES ROOM* UTILITY ROOM ***
- *POTENTIAL TO CONVERT TO AN ANNEXE ***
- *VIEWING IS HIGHLY RECOMMENDED ***



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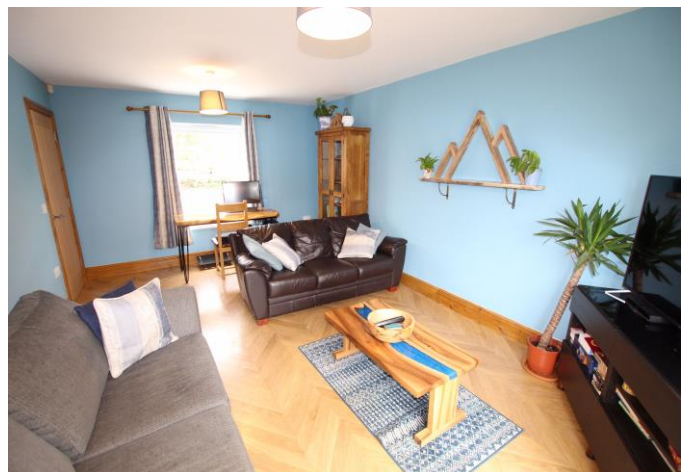
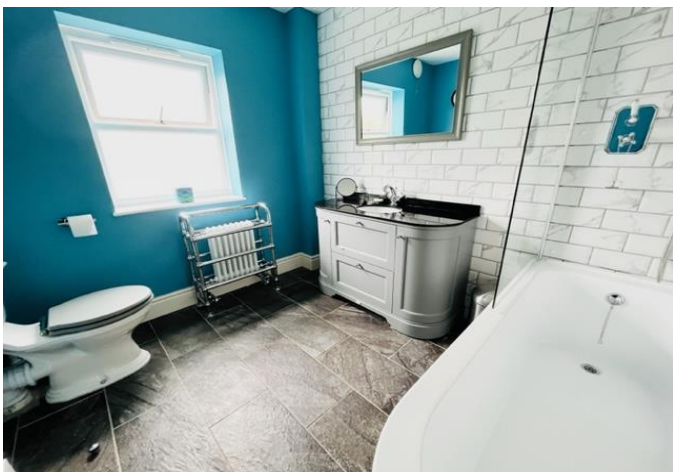
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89A BATH ROAD LONGWELL GREEN BRISTOL BS30 9DF

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

Entrance

Staircase to the first floor, vertical radiator, laminate flooring, Oak doors into the lounge, the kitchen /dining room and cloakroom.

Cloakroom 5' 3" x 5' 0" (1.61m x 1.52m)

Upvc double glazed obscure window to the rear, contemporary suite comprising of a low level WC, vanity wash hand basin with storage, tiling to half walls, tiled flooring, radiator and extractor fan.

Lounge 17' 5" x 11' 5" (5.31m x 3.47m)

Upvc double glazed window to the front, Upvc double glazed French doors with matching side panel to the rear, double radiator.

Kitchen/Dining Room 20' 10" x 11' 11" (6.35m x 3.63m)

Upvc double glazed window to the front, Upvc double glazed window and half glazed door to the rear, a comprehensive range of wall and base units with granite worktops and island, inset sink with mixer tap, stainless steel five ring range cooker with extractor hood, integrated dishwasher, integrated microwave /oven , space for American style fridge/freezer, double radiator, wall mounted gas boiler, space for dining table and chairs, door into the utility room.

Utility Room

Upvc double glazed obscure window to the rear, plumbing and space for a washing machine and tumble dryer, inset spot lights and door into the family/playroom.

Family/Playroom 17' 3" x 16' 4" (5.26m x 4.98m)

Bi-fold doors with inset blinds, Upvc French doors with matching side panels to the rear, Upvc double glazed window to the rear, door to staircase leading to a 5th bedroom/study, inset spot lights, two vertical radiators, bar and storage cupboards. First Floor. 5.26 - 17' 3" x 4.98 16' 4" (Restricted Headroom) Upvc double glazed windows to the rear, inset spot lights, double radiator.

First Floor Landing

Feature Upvc double glazed arch window to the front, Upvc double glazed window to the rear, doors into bedroom one, two and three and the family bathroom, staircase to the second floor.

Bedroom One 12' 6" x 11' 10" (3.8m x 3.6m)

Upvc double glazed window to the front, double radiator, door into the en-suite.

En-Suite/Wet room 8' 4" x 4' 3" (2.54m x 1.29m)

Upvc double glazed obscure window to the side, vanity wash hand basin with mixer tap, walk in shower with over head rainfall shower, fully tiled walls, tiled floor, underfloor heating.

Bedroom Two 11' 9" x 9' 9" (3.59m x 2.98m)

Upvc double glazed window to the front, double radiator,

Bedroom Three 11' 4" x 7' 4" (3.46m x 2.24m)

Upvc double glazed window to the rear double radiator.

Family Bathroom 7' 0" x 6' 2" (2.14m x 1.88m)

Upvc double glazed window to the rear, inset spot lights, vanity wash hand basin, claw foot bath with shower over, antique style mixer tap with hand held shower attachment , low level WC, heated towel rail.

Second floor landing 28' 8" x 9' 1" (8.73m x 2.78m)

Door into bedroom four.

Bedroom Four 28' 8" x 9' 1" (8.73m x 2.78m)

(Restricted headroom) Four Velux windows, radiator, inset spot lights, laminate flooring, built in wardrobes., storage to eaves.

Parking

There is off street parking.

Rear Garden

The rear garden is of a generous size enclosed and private. It is mainly laid to lawn with a patio, garden shed and pegola. There is plumbing and electricity supply for a hot tub and a useful outside shower attachment.

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.

03/07/2023, 14:34 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

24c, Shellards Road Longwell Green BRISTOL BS30 9DU	Energy rating C	Valid until: 5 January 2025 Certificate number: 0530-2816-7997-9205-6581
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Property type: Detached house
Total floor area: 109 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 B.
[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/0530-2816-7997-9205-6581?print=true> 1/4

