



6 Hoopers Walk Longwell Green Bristol
South Gloucestershire BS30 9DZ

£299,995

Anne James is delighted to offer this appealing terraced home which occupies an advantageous location near the heart of Longwell Green, offering convenient proximity to Gallagher Retail Park with its array of stores including M&S, B&Q, Boots, Next, Aldi and Asda as well as Longwell Green Leisure Centre and Keynsham Railway Station approximately three miles away. The ground floor accommodation features an inviting entrance hallway with cloakroom, a contemporary kitchen, and a spacious lounge with direct access to the garden. On the first floor, you'll find two well-proportioned double bedrooms, one boasting a built-in wardrobe. and a modern bathroom with white suite. Externally, the rear garden is mainly laid to lawn and patio with a large garden shed, it is west facing and enclosed with rear gated access is to an allocated parking space. A super home in a great location, early viewing of this fine home is recommended.

Entrance

There is a canopied entrance with a composite door with glazed panel to the hallway.

Entrance Hallway

Staircase to the first floor, laminate wood effect flooring, radiator, door into the cloakroom, door into the kitchen and door into the lounge.

Kitchen

13' 5" x 7' 4" (4.09m x 2.23m)

Upvc double glazed window to the front, range of modern wall and base units with square edge work surfaces and upstands, stainless steel gas hob, stainless steel cooker hood, electric oven, glass splash back, ceramic tiled floor, inset spot lights, radiator, stainless steel 1.5 bowl sink with mixer tap, space for a fridge/freezer, space for a washing machine, concealed gas boiler, space for a table and chairs.

Cloakroom

5' 8" x 2' 7" (1.73m x 0.79m)

Upvc double glazed obscure window to the front, vanity wash hand basin with tiled splash back, inset spot lights, ceramic tiled floor, radiator.

Lounge

14' 4" x 11' 4" (4.37m x 3.46m)

Upvc double glazed window and French Doors to the rear garden, under stair storage cupboard, laminate wood effect flooring, TV point, two radiators.

First Floor Landing

Loft Access and doors into the bedrooms and bathroom.

Bedroom One

14' 5" x 8' 8" (4.39m x 2.64m)

Two Upvc double glazed windows to the front, radiator, storage cupboard.

Bedroom Two

14' 5" x 8' 6" (4.39m x 2.58m)

Two Upvc double glazed window to the rear, radiator.

Bathroom

7' 3" x 7' 3" (2.21m x 2.21m)

Modern bathroom suite comprising of a panel bath with shower over, low level WC, pedestal wash hand basin, heated towel rail, ceramic tiled floor, inset spot lights, extractor fan.





Front garden

There is a small shrub and flower border to the front of the property.

Rear Garden

There is an enclosed west facing garden which is mainly laid to lawn and patio, with a garden shed and gated access to an allocated parking space.

Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax band

Council Tax band B

NB

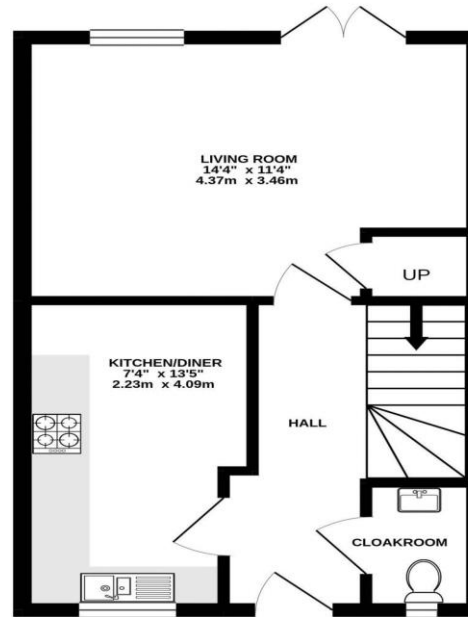
There is yearly Estate Management Fee of £ which is used to maintain the communal areas.

EPC

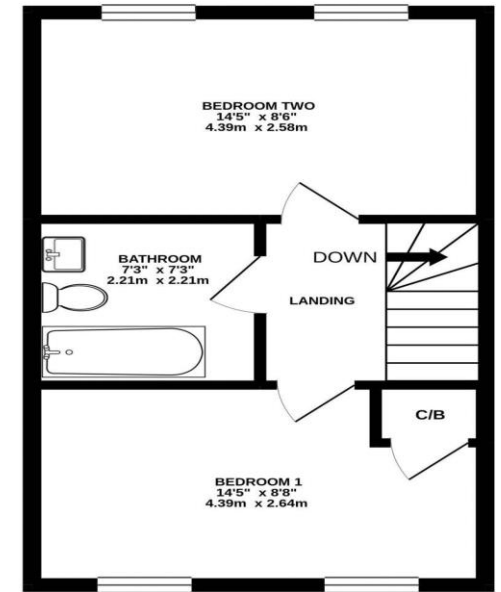
EPC Rating B



GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.1 sq.m.) approx.
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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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Bristol