



8, Francis Place, Longwell Green
Bristol, BS30 9DR

£330,000

Anne James Estate Agents are pleased to offer for sale this detached three bedroom property with NO ONWARD CHAIN. The property which is set within a popular area of Longwell Green is in need of updating. The property can be assessed through an entrance door which leads into an entrance hall with stairs leading to the first floor accommodation and access to the kitchen and the lounge/dining room with doors leading onto the rear garden. To the first floor are three generous bedrooms and a modern bathroom suite. To the front of the property is a shingle garden with mature shrub borders, a driveway provided off street parking for two cars which leads to a single garage. The rear garden is enclosed which is mainly laid to lawn.

Viewing is recommended.

Entrance

uPVC double glazed entrance door.

Entrance hall

Upvc double glazed window to the front, staircase to the first floor, double radiator, door leading to:

Lounge/Diner

16' 6" x 14' 3" (5.03m x 4.34m)

Upvc double glazed window to the front, upvc double glazed sliding patio doors to the rear, two double radiators, TV ariel point, under stair storage cupboard, coved ceiling.

Kitchen

10' 2" x 7' 9" (3.1m x 2.36m)

Upvc double glazed door and window and to the rear, modern range of wall and base units with rolled edge work surfaces and tiled splash backs, inset 1.5 bowl stainless steel sink unit with mixer tap over, integrated stainless steel oven, stainless cooker hood, concealed gas boiler, part tiled walls and tiled flooring.

Landing

Upvc double glazed window to the front, loft access, doors into:

Bedroom 2

10' 1" x 8' 8" (3.07m x 2.64m)

Upvc double glazed window to the rear, single radiator.

Bedroom 1

12' 2" x 9' 6" (3.71m x 2.9m)

Upvc double glazed window to the rear, single radiator.

Bedroom Three

9' 1" x 7' 6" max (2.77m x 2.29m)

Upvc double glazed window to the front, single radiator.

Bathroom

Upvc double glazed obscure window to the front, white suite comprising of a low level WC, wash hand basin, panel bath with shower over, fully tiled walls, heated towel rail, airing cupboard.





Outside Front

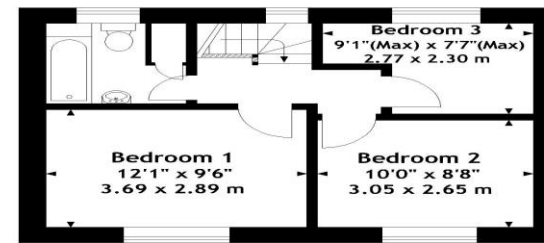
The easily maintained front garden and has been mainly laid to shingle with mature shrub borders, a driveway provides off street parking for two cars which leads to a single garage. The garage has an up and over door, power and light supply and courtesy door to the rear garden.

Rear Garden

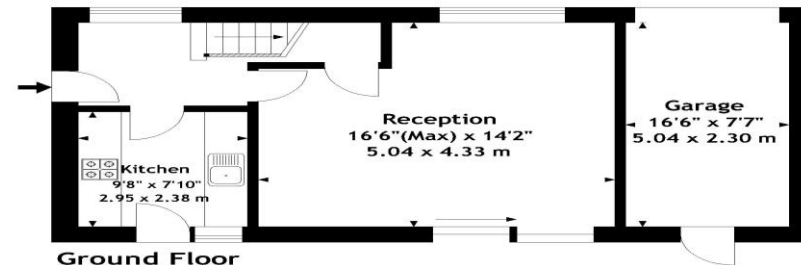
The gated enclosed rear garden is mainly laid to lawn and patio with mature shrub and flower borders.



8 Francis Place, Longwell Green, Bristol BS30 9DR
Approx. Gross Area 816.30 Sq.Ft - 75.80 Sq.M



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Advantage Matters.

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.

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Bristol