



15 Gilroy Close, Longwell Green, Bristol, BS30 9YT
Offers In Excess Of £230,000



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The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.





Council Tax Band: B | Property Tenure: Freehold

TWO DOUBLE BEDROOM HOME!! CUL-DE-SAC LOCATION!! GARAGE AND PARKING!! WELL PRESENTED!! CONSERVATORY!! GAS CENTRAL HEATING!! DOUBLE GLAZING!! POPULAR LOCATION!! The property is ideally located in Longwell Green, offering easy access to amenities, schools and for commuters good access to Keynsham and Bath. The current vendor has maintained this home to a high standard making it all set to move in!! The accommodation comprises: entrance hallway, lounge, kitchen and conservatory with double doors leading to the rear garden. The first floor boasts more space with the two well proportioned double bedrooms and the bathroom with white suite! The property isn't short of parking as there is both allocated parking and a garage! Make sure this home is top of your to view list!!



Hallway
11'3" x 5'9" narrowing to 2'9" (3.43m x 1.75m narrowing to 0.84m)
UPVC double glazed door into entrance hallway, UPVC double glazed window to front, stairs leading to first floor, storage cupboard under the stairs, wall mounted radiator, ceiling light, storage cupboard housing access to electrics and gas

Kitchen
11'3" x 5'9" (3.43m x 1.75m)
UPVC double glazed window to front, open walkway into the kitchen which consists of a stainless steel sink with mixer taps and drainer, matching wall and base units with worktops, space for the following appliances; cooker, fridge, freezer and washing machine, tiled flooring, partly tiled splashbacks, ceiling light

Lounge
13'8" x 11'10" (4.17m x 3.61m)
UPVC obscured double glazed door and window to conservatory, TV point, wall mounted radiator, ceiling light

Conservatory
7'6" x 10'1" (2.29m x 3.07m)
UPVC double glazed doors and window to the garden, tiled flooring, wall mounted radiator

Landing
6'3" x 5'10" (1.91m x 1.78m)
Stairs leading to the ground floor, loft access, ceiling light

Bedroom 1
9'10" x 11'9" (3.00m x 3.58m)
UPVC double glazed window to rear, TV point, wall mounted radiator, ceiling light

Bedroom 2
9'3" x 8'7" (2.82m x 2.62m)
Two UPVC double glazed windows to front, built in wardrobe, storage cupboard over the stairs housing gas combi boiler, wall mounted radiator, ceiling light

Bathroom
6'2" x 5'8" (1.88m x 1.73m)
White three piece suite consisting of bath with shower above, wash hand basin and W.C., chrome heated towel rail, tiled flooring, extractor fan, partly tiled splashbacks, ceiling spotlights

Front Garden
Access to the front of the property via a pathway, lawn area, outside lighting, porch overhangs the front door

Rear Garden
Access to the rear via decking from the conservatory with steps leading down to a pathway, mostly laid to lawn with patio at the rear, fences surrounding, outside lighting, rear gate provides walkway access to the garage and parking

Garage
18'1" x 7'11" (5.51m x 2.41m)
Single garage accessed via Long Beach Road, up and over door

Parking
One allocated parking space



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

