

Like what you see?

Get in touch to arrange a viewing!

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📍 28 Ellacombe Road, Bristol, BS30 9BA

👁️ See all of our amazing properties

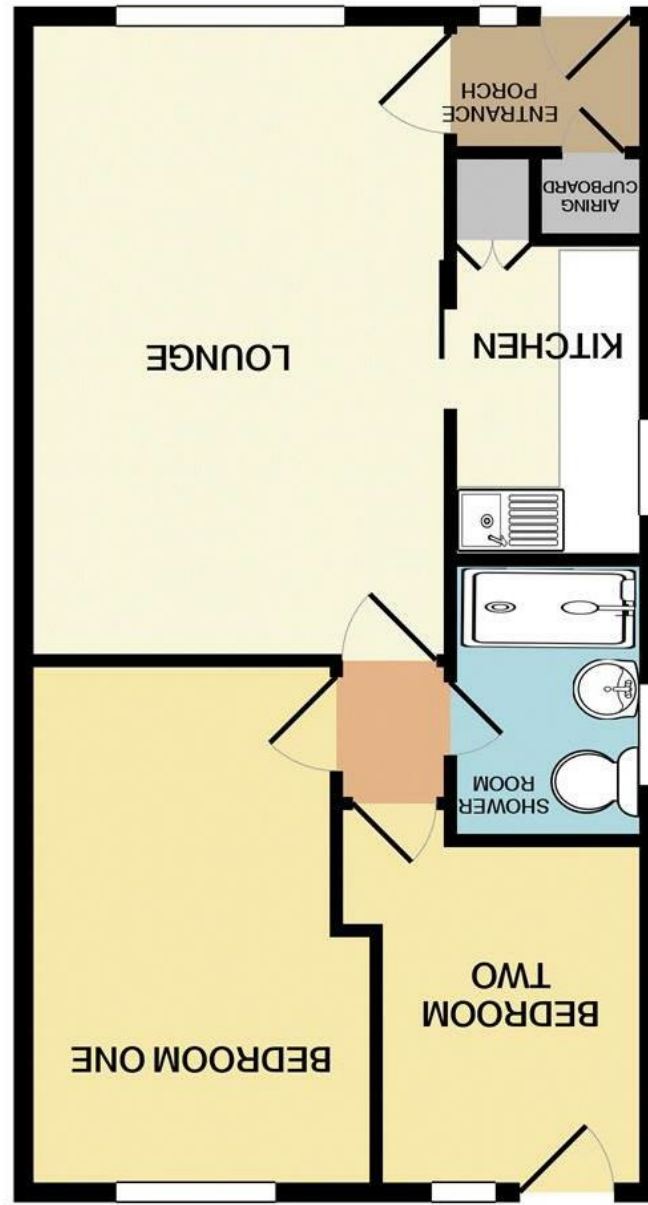
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👉 Don't forget to register and stay ahead of the crowd.

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. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed. 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/drailed 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.



104 Long Beach Road, Longwell Green, Bristol, BS30 9XP

Offers In Excess Of £235,000



Council Tax Band: C | Property Tenure: Freehold

NO CHAIN!! Blue Sky are delighted to offer for sale this two bedroom semi-detached bungalow located on Long Beach Road in Longwell Green. Ideally located close to local amenities, bus stops and walks to Willsbridge Mill. The accommodation comprises: entrance porch with storage cupboard housing the gas combination boiler, lounge, kitchen, shower room and two bedrooms. Externally the property boasts a good size rear garden, front garden, garage and driveway parking for several cars. Call today to arrange your viewing!!



Entrance Hall

3'5" into door recess x 5'1" (1.04m into door recess x 1.55m)
Double glazed door and window to front, fuse board, airing cupboard housing gas combi boiler.

Lounge

16'1" x 10'5" (4.90m x 3.18m)
Double glazed window to front, radiator, electric fire.

Kitchen

7'11" to cupboard x 5'1" (2.41m to cupboard x 1.55m)
Double glazed window to side, base units, worktops, tiled splashbacks, stainless steel sink/drain, cupboard with space for fridge, sliding door to lounge, space for washing machine.

Inner Hall

2'7" x 2'7" (0.79m x 0.79m)

Shower Room

5'1" x 6'2" (1.55m x 1.88m)
Double glazed window to side, W.C., wash hand basin, radiator, tiled flooring, part tiled walls, walk in shower.

Bedroom One

13'2" x 8'10" narrowing to 7'9" (4.01m x 2.69m narrowing to 2.36m)
Double glazed window to rear, radiator.

Bedroom Two

9'6" max x 7'10" narrowing to 6'10" (2.90m max x 2.39m narrowing to 2.08m)
Double glazed door to rear garden, double glazed window to rear, radiator, loft access.

Rear Garden

Gated side access, patio, lawn area, plants and shrubs, rear patio.

Garage

Up and over door top front, window to rear.

Front Garden

Lawn area, shrubs and plants.

Driveway

For several cars, area laid to gravel, outside tap.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

