

- Two bedroom terraced property
- Situated on the popular Golf Course Estate
- Spacious lounge / dining room
- Modern refitted kitchen
- Private enclosed rear garden
- Two allocated off-street parking to the rear
- Convenient location close to local amenities
- Ideal first home or investment purchase
- No onward chain



Entry

Lounge
17'5" x 12'5" (5.32m x 3.81m)

Kitchen
12'6" x 7'3" (3.82m x 2.21m)

Landing

Bedroom
12'6" x 9'2" (3.82m x 2.81m)

Bedroom
12'5" x 7'1" (3.79m x 2.18m)

Bathroom
8'7" x 4'9" (2.62m x 1.47m)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

PROPERTY TYPE House

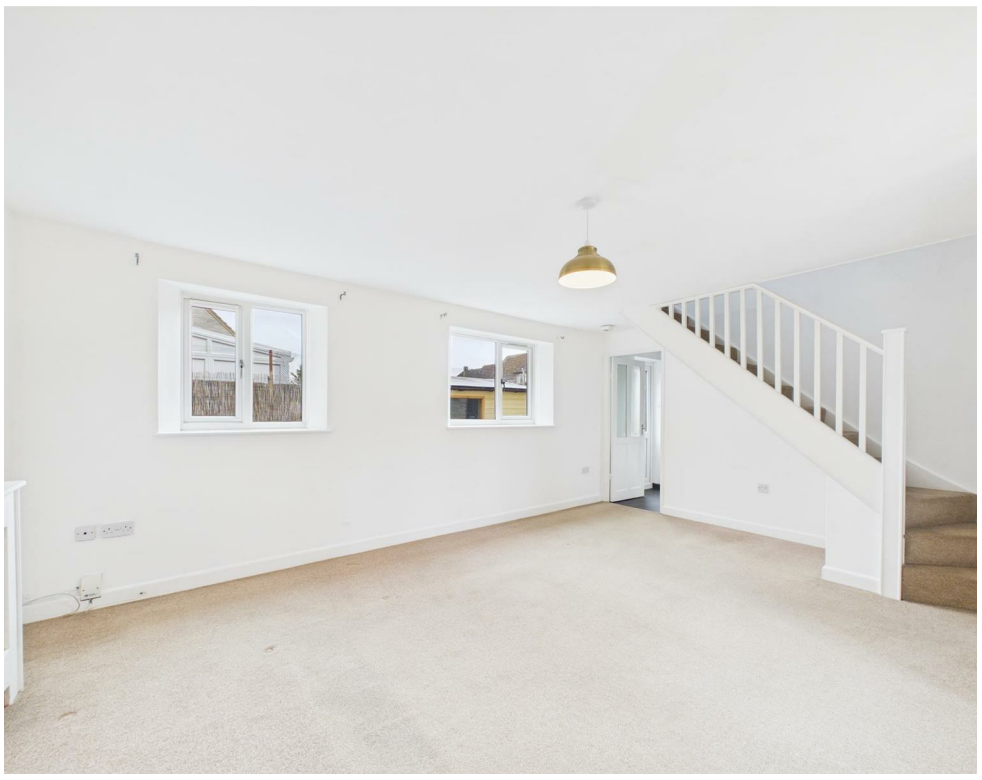
BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B





Situated on the popular Golf Course Estate, this spacious two-bedroom terraced property offers well-presented accommodation throughout.
The ground floor comprises an entrance porch, a generous lounge/dining room, and a modern refitted kitchen. On the first floor, there are two well-proportioned bedrooms and a family bathroom.
Externally, the property benefits from a large gravel garden to the front. To the rear, there is a private enclosed garden with a gate leading to a parking area, which provides two allocated off-street parking.











the location

Set in the ever popular Golf Course Estate, offering excellent access to the Avon ring road, and cycle path. Longwell Green district centre, with its range of retail shops and Aspects Leisure centre with swimming pool, gym and cinema complex are both within walking distance. There are nearby green walks at Cock Road Ridge nature reserve, and both Bristol and Bath are readily accessible for the commuter. Bristol 4.8 miles Bath 8.4 miles



The property is offered for sale with no onward chain.

just a thought...

A popular convenient location for access to a wide range of amenities. An ideal first home.