



**Springville Close, Longwell Green, Bristol**  
**£269,995**

Ideal Retirement Buy | Freehold **SSTC**

An ideal opportunity to purchase a well presented two bedroom semi-detached bungalow with a lounge/dining room as well as a recently re-fitted kitchen and wet room. There is night storage heating and upvc double glazing with replacement French doors having been added in the second bedroom. Gas also runs to the property. The gardens are ideal for those seeking low maintenance while there is an own driveway and a single garage. There is no onward chain. This property would certainly appeal to the retired as well as those looking for single level accommodation. Please look at the floorplan with this home where you can check the measurements of the building.

#### SITUATION

Located in a quiet cul-de-sac location, this ideal retirement property is found amongst similar in the road and has a pleasant leafy backdrop beyond the rear garden. Local shops can be found in the centre of Longwell Green as well as major department stores at the nearby retail park. The A4174 offers fast road access to neighbouring destinations and the M4.

#### ACCOMMODATION

##### ENTRANCE HALL

Upvc double glazed frosted front door, laminate flooring, built-in storage cupboard with folding louvre doors and sliding door access to the:

##### LOUNGE/DINING ROOM

19'1" x 10'3"

With double glazed window to front, decorative freestanding electric fire and surround, night storage heater, laminate flooring, television point and coving sliding door to the:

##### KITCHEN

7'10" x 5'1"

With re-fitted range of attractive floor and wall units with work surfaces over and corner carousel, part tiled surround, ceramic hob, carbonate sink unit with mixer tap, tiled flooring, 600mm wide recess ideal for a domestic appliance, upvc double glazed window to front, plumbing for a washing machine.

##### BEDROOM 1

13'2" x 8'8"

With upvc double glazed window to rear, night storage heater, coving and laminate floor in silver.

##### BEDROOM 2

10'0" x 8'2"

Upvc double glazed French doors leading to rear garden, laminate flooring, night storage heater and coving.

##### WET ROOM

Modern re-fitted suite comprising of an open shower with Mira Sport shower along with glazed screen and optional fold away seat, pedestal wash hand basin with mixer tap, heated towel rail/radiator, low level w.c., fully tiled surrounds, extractor fan, electric shaver point and light and elevated upvc double glazed frosted window to side.

#### OUTSIDE

##### THE GARDENS

The gardens are designed for relatively low maintenance with the frontage being comprised of a paved path and gravelled surface. The rear garden has a small patch of astro turf grass and substantial paved patio. A gentle pathway also leads down the plot, ideal for a wheelchair. In addition there are stone chipping areas ideal for standing pots on while the garden is mainly enclosed by retaining wall and wooden panel fencing. There is a gas and electric meter as well as an outside tap to be found down the side of the bungalow.

##### OWN DRIVEWAY & GARAGE

Tandem parking with double wrought iron entrance gates for at least two cars which in turn leads to a single garage with a roller up and over door.

##### COUNCIL TAX

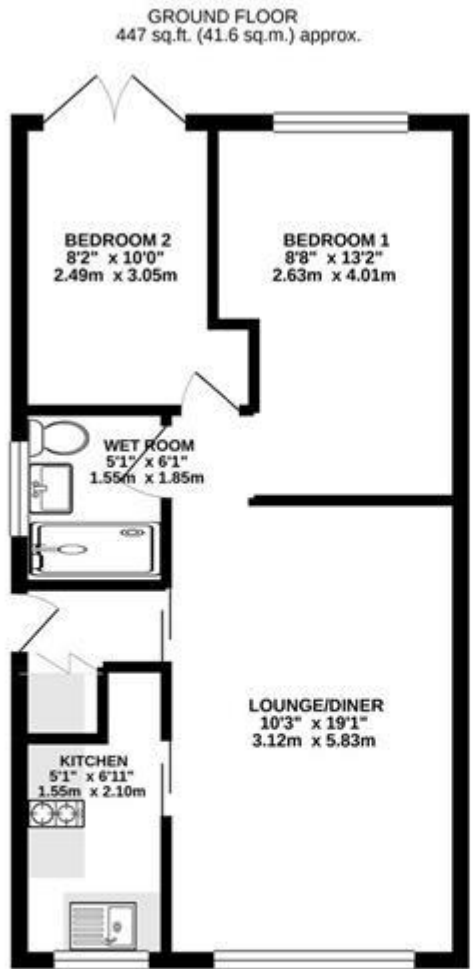
Band B

Council Tax Band: C

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL FLOOR AREA - 447 sq.ft. (41.6 sq.m.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.