



- End of terrace property
- Two double bedrooms
- Living room
- Kitchen/Dining Room
- Gardens
- Garage and parking
- Presented in excellent condition
- Ideal first-time purchase

14 Laphams Court, Longwell Green, Bristol, BS30 7DG  
£295,000 Freehold

Hallway  
Living Room  
Kitchen/Dining Room  
Landing  
Bedroom  
Bedroom  
Bathroom  
Garage

14'9" x 10'5" (4.52m x 3.19m)  
13'7" x 8'0" (4.15m x 2.46m)  
12'0" x 10'5" (3.67m x 3.19m)  
7'11" x 7'7" (2.43m x 2.33m)  
7'5" x 5'6" (2.27m x 1.68m)  
16'11" x 7'9" (5.18m x 2.38m)





PROPERTY TYPE House - End Terrace  
BEDROOMS 2  
RECEPTION ROOMS 1  
BATHROOMS 1  
EPC RATING  
COUNCIL TAX BAND B



This charming end-of-terrace, two-double-bedroom property is situated towards the end of a small cul-de-sac, enjoying attractive gardens, off-street parking and a garage located to the side.

The property has been extremely well maintained by the current owner over recent years and is presented to the market in excellent condition throughout. Offering well proportioned accommodation and a ready to move into finish, the property would make an ideal first-time purchase.



### the location

Set in this popular location, there is a whole range of facilities literally on the doorstep, including Aspects Leisure complex with gym, swimming pool, cinema complex and eateries. Gallagher Retail park is also a short distance away with a number of national retailers including Marks and Spencer, Next and Costa. The Avon ring road is readily accessible, as is the Bristol to Bath cycle path. Bristol 4.5 miles Bath 7.9 miles.

### what the owners will miss

*"The spacious main bedroom, having Gallagher Retail Park a few minutes walk away and the lovely neighbours. "*



### just a thought...

Situated on this popular development, with good access to a vast range of amenities, this could make an ideal first home. This is sure to be a popular choice, early viewing recommended!