

for sale

£280,000



Longreach Grove BRISTOL BS14 8AS

A spacious three-bedroom semi-detached home enjoying an elevated position with attractive open views, offering a large sitting room, kitchen/dining room, utility/WC, workshop and tiered rear garden with excellent potential.

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Porch

Double-glazed entrance door leading into the property.

Sitting Room

18' 10" x 13' 2" (5.74m x 4.01m)

A spacious reception room featuring a double-glazed front-facing bay window enjoying elevated views, feature brick fireplace, radiator, stairs rising to the first floor and ample space for both lounge and dining furniture.

Kitchen/ Dining Room

18' 10" x 10' (5.74m x 3.05m)

Fitted with a range of wall and base units with complementary work surfaces over incorporating a sink and drainer unit. Breakfast bar, space for appliances, tiled flooring, double-glazed rear-facing window and door providing access to the side of the property. Ample space for dining furniture.

Utility / W.C

8' 2" x 8' 2" (2.49m x 2.49m)

Useful utility area providing a low-level WC, wash hand basin, appliance space and additional storage. Double-glazed side-facing window.

Workshop

12' 1" x 8' 3" (3.68m x 2.51m)

Versatile workshop space offering excellent storage or hobby potential with a double-glazed side-facing window and access door.

Landing

Double-glazed side-facing window and access to all first-floor accommodation.

Bedroom 1

11' 3" x 11' 4" (3.43m x 3.45m)

A generous double bedroom benefiting from fitted wardrobes, radiator and a double-glazed front-facing window with attractive elevated views.

Bedroom 2

11' 8" x 11' 2" (3.56m x 3.40m)

A well-proportioned double bedroom with radiator and double-glazed rear-facing window overlooking the garden.

Bedroom 3

8' x 7' 11" (2.44m x 2.41m)

A comfortable single bedroom suitable for a variety of uses



including a nursery, study or home office, with radiator and double-glazed front-facing window.

Shower Room / Family Bathroom

7' 11" x 7' 7" (2.41m x 2.31m)

Fitted with a corner shower enclosure, vanity wash hand basin with storage beneath, low-level WC, heated towel rail and double-glazed side-facing window.

Front Garden

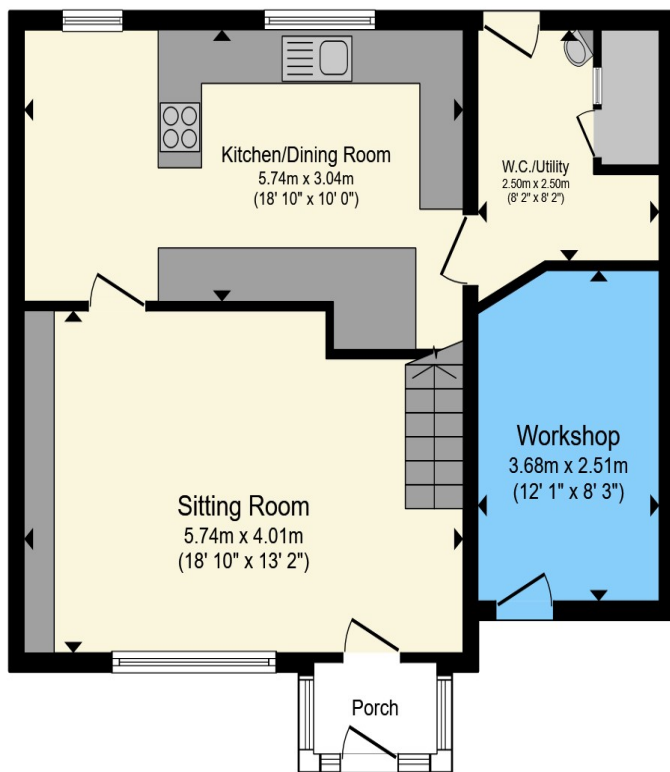
Elevated frontage enclosed by boundary walls and wrought iron railings with established planting areas and steps leading to the main entrance. The front garden enjoys an attractive outlook across neighbouring greenery and woodland beyond.

Rear Garden

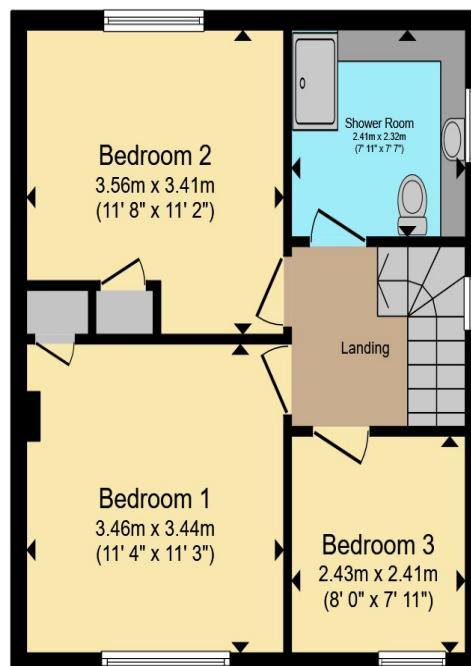
A tiered rear garden arranged over several levels and incorporating patio seating areas, established planting beds and mature trees. Offering excellent scope for improvement and landscaping, the garden enjoys a private feel and attractive leafy backdrop.







Ground Floor



First Floor

Total floor area 101.9 m² (1,097 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref: BMR312716 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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