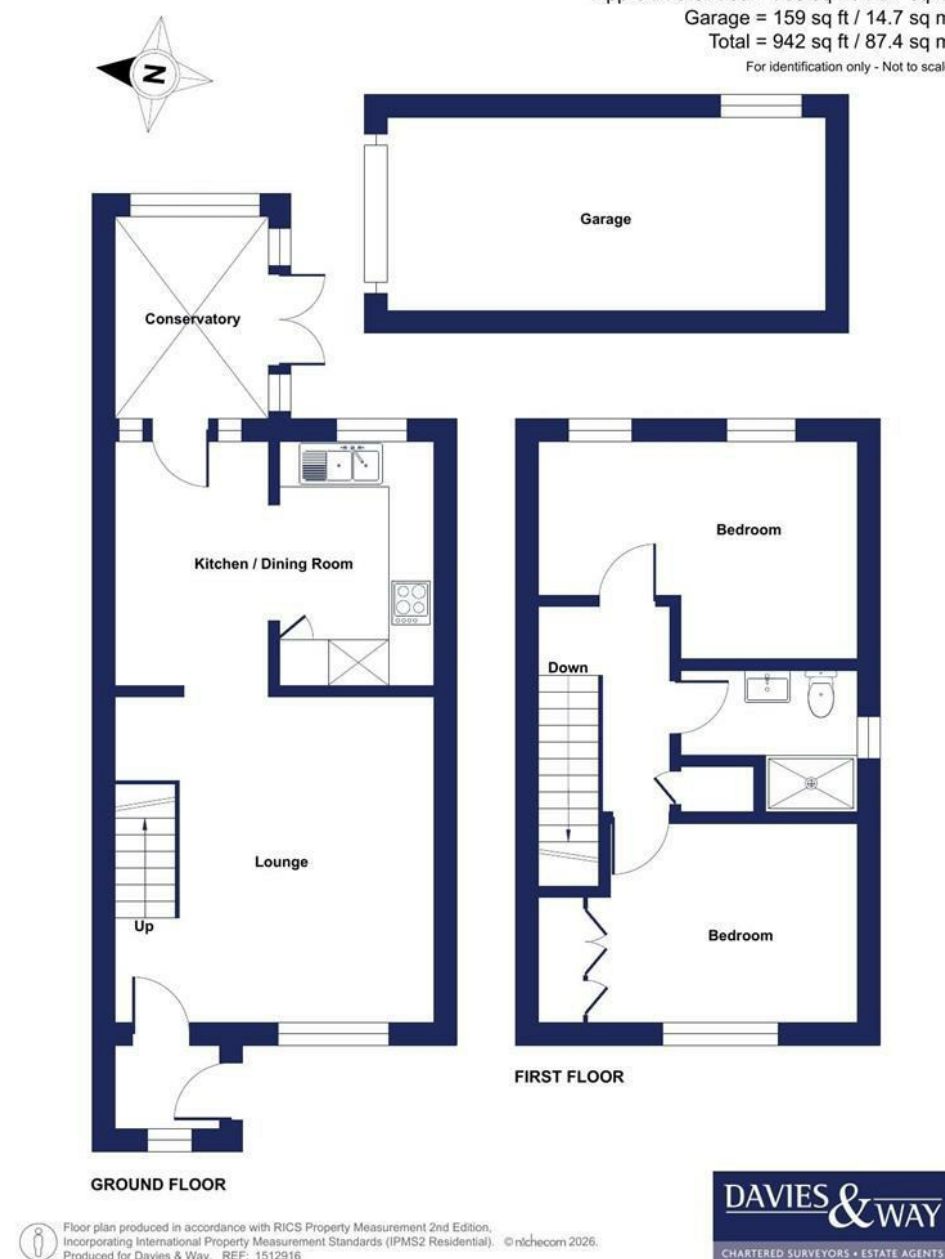


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Handford Way, Longwell Green, Bristol, BS30

Approximate Area = 783 sq ft / 72.7 sq m
Garage = 159 sq ft / 14.7 sq m
Total = 942 sq ft / 87.4 sq m

For identification only - Not to scale



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

5 Handford Way, Longwell Green, Bristol, BS30 9XF



£315,000

A spacious two double bedroom semi detached home that offers bright and airy accommodation throughout.

▪ Semi detached ▪ Lounge ▪ Dining room ▪ Kitchen ▪ Conservatory ▪ Two double bedrooms (formerly three bedrooms) ▪ Shower room ▪ Driveway ▪ Garden ▪ Garage



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5 Handford Way, Longwell Green, Bristol, BS30 9XF

Enjoying a convenient position set back from the road, this well proportioned two double bedroom semi-detached home, originally configured as three bedrooms, offers versatile accommodation enhanced by a conservatory extension to the rear.

The ground floor comprises a useful entrance porch leading to a bright and airy lounge with a bow window. The lounge opens into a separate dining room, which in turn provides access to the conservatory, while a fully fitted kitchen completes the ground floor accommodation. To the first floor are two generous double bedrooms (formerly arranged as three bedrooms and offering the potential to reinstate the original layout if required), and a modern three piece shower room which completes the accommodation.

Externally, the property is approached via a shared driveway leading to a private hardstanding driveway and single garage. The wraparound rear garden is laid to level lawn and benefits from generous stone chipping seating areas to the rear and side, providing ample space for outdoor dining and entertaining. Several mature trees offer a good degree of privacy, while a timber shed provides useful additional storage.

INTERIOR

GROUND FLOOR

PORCH 1.4m x 1.1m (4'7" x 3'7")

Glazed door leading to lounge.

LOUNGE 4.3m x 4.2m (14'1" x 13'9")

Double glazed bow window to front aspect, feature electric fire with brick surround, radiator, power points, stairs rising to first floor landing, opening leading to dining room.

DINING ROOM 3.3m x 2.2m (10'9" x 7'2")

Windows and glazed door to rear aspect overlooking and providing access to conservatory, radiator, power points. Opening leading to kitchen.

KITCHEN 3.4m x 1.9m (11'1" x 6'2")

Double glazed window to rear aspect overlooking rear garden. Kitchen comprising range of soft close wall and base units with roll top work surfaces over, range of integrated appliances including double electric oven, four ring induction hob with stainless steel extractor fan over, fridge, freezer, washer/dryer and dishwasher. Power points, splashbacks to all wet areas.

CONSERVATORY 2.7m x 2.4m (8'10" x 7'10")

Triple aspect double glazed windows to rear and side aspects, double glazed French doors to side aspect providing access to rear garden, power points.

FIRST FLOOR

LANDING 2.8m x 1.8m (9'2" x 5'10")

Access to loft via hatch, built in storage cupboard housing gas combination boiler, power point, doors leading to rooms.

BEDROOM ONE 4.2m x 3.9m (13'9" x 12'9")

to maximum points. A spacious room that was previously

two separate rooms and offers the possibility of reinstatement if desired. Double glazed windows to rear aspect. Radiators, power points.

BEDROOM TWO 3.6m x 2.6m (11'9" x 8'6")

Double glazed window to front aspect, built in triple wardrobe, radiator, power points.

SHOWER ROOM 2.4m x 1.9m (7'10" x 6'2")

Obscured double glazed window to side aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and walk in shower with shower off mains supply over. Heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Accessed via a dropped kerb across neighbouring driveway that leads to a hardstanding driveway, gated access to the rear garden and blocked paving path leading to the front door.

REAR GARDEN

Wrap around rear garden laid to a level lawn and spacious stone chipping area, fenced boundaries, timber shed, several small trees, gate leading to front of the property.

GARAGE

Single garage accessed via up and over door.

TENURE

This property is freehold

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

The property is in a coal mining area for which it is recommended a mining report is obtained.

Local authority: South Gloucestershire Council
Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE O2, Three, Vodafone - all likely available (Source - Ofcom).

