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41 Hoopers Walk, Longwell Green, Bristol, BS30 9DZ

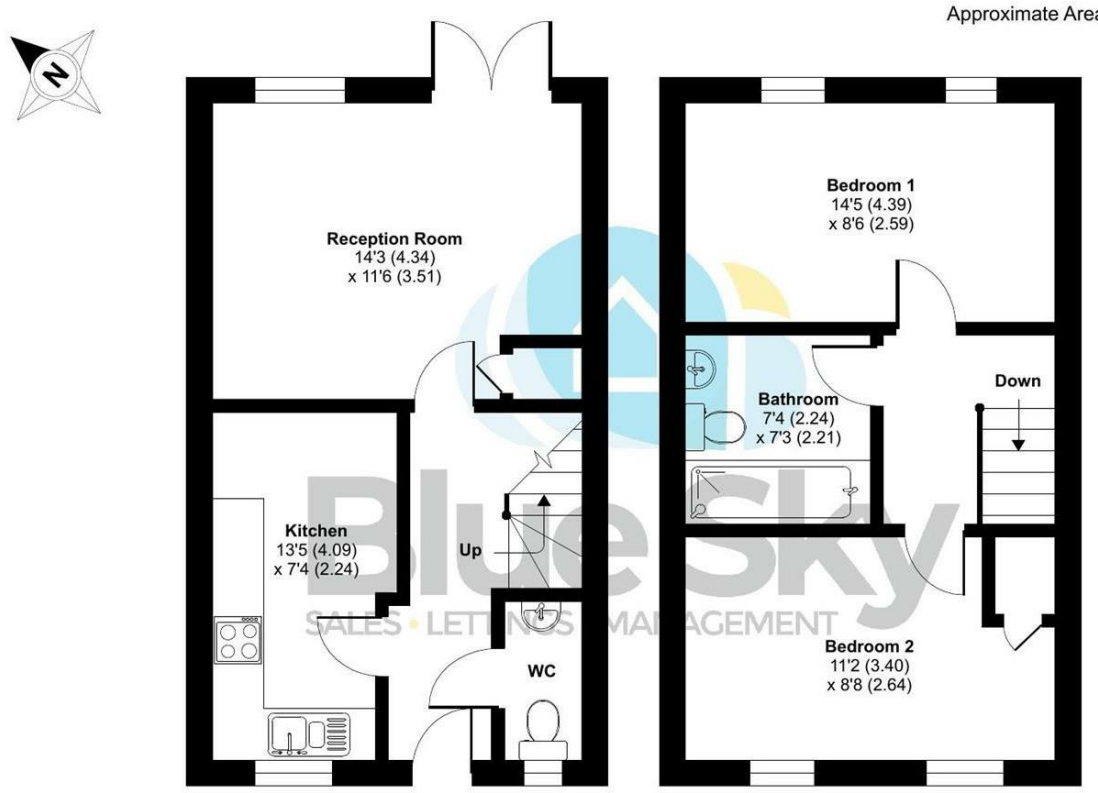
Offers In Excess Of £300,000



Hoopers Walk, Longwell Green, Bristol, BS30

Approximate Area = 730 sq ft / 67.8 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1530405

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The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



2 2 1 B

Council Tax Band: B | Property Tenure: Freehold

WHAT A BEAUTY! Nestled in the desirable area of Hoopers Walk, Longwell Green, Bristol, this modern mid-terrace house presents an excellent opportunity for those seeking a comfortable and convenient home. Upon entering, you are greeted by a welcoming hall that leads to a cloakroom, perfect for guests. The heart of the home is the spacious kitchen/breakfast room, ideal for casual dining and entertaining. The lounge/diner offers a bright and airy space, perfect for relaxation or hosting friends and family. This charming residence features two well-proportioned bedrooms, providing ample space for rest and privacy. The stunning bathroom ensures convenience for all occupants. Outside, the property benefits from a lovely rear garden, offering a tranquil space for outdoor enjoyment, whether it be for gardening, barbecues, or simply unwinding in the fresh air. Additionally, there is allocated parking for one vehicle, a valuable asset in this sought-after location. Hoopers Walk is ideally situated close to local amenities, making daily errands a breeze. For those who appreciate nature, the nearby countryside walks provide a perfect escape, allowing residents to enjoy the beauty of the outdoors. Do not miss the chance to make this lovely property your new home.





Entrance Hall
Double glazed door to front, radiator, stairs to first floor landing, wood effect flooring.

Cloakroom
Double glazed window to front, tiled splashback, extractor fan, W.C, vanity wash hand basin, tiled flooring, spotlights, radiator.

Kitchen/Breakfast Room
13'5 x 7'4 (4.09m x 2.24m)
Double glazed window to front, wall and base units with worktops over, wall mounted cupboard housing gas combination boiler, one and a half bowl sink and drainer, under wall unit lighting, splashbacks, radiator, spotlights, space for washing machine, electric oven, gas hob, cooker hood, space for dishwasher, space for fridge/freezer, tiled flooring.

Lounge/Diner
14'3 x 11'6 (4.34m x 3.51m)
Double glazed window to rear, double glazed French doors to rear, wood effect flooring, two radiators, under stairs storage cupboard housing fuse board and light.

First Floor Landing
Loft access (part boarded and light).

Bedroom One
14'5 x 8'6 (4.39m x 2.59m)
Two double glazed windows to rear, radiator.

Bedroom Two
11'2 x 8'8 (3.40m x 2.64m)
Two double glazed windows to front, radiator, over stairs storage cupboard with hanging rail.

Bathroom
7'4 x 7'3 (2.24m x 2.21m)
Extractor fan, W.C, wash hand basin, enclosed bath with shower over and a shower head off the taps, shower screen, spotlights, heated towel rail, tiled flooring, part tiled walls.

Front Garden
Gated pathway to front door, outside light, laid to gravel, EV charger, gas and electric meters, two small storage sheds, canopy over front door.

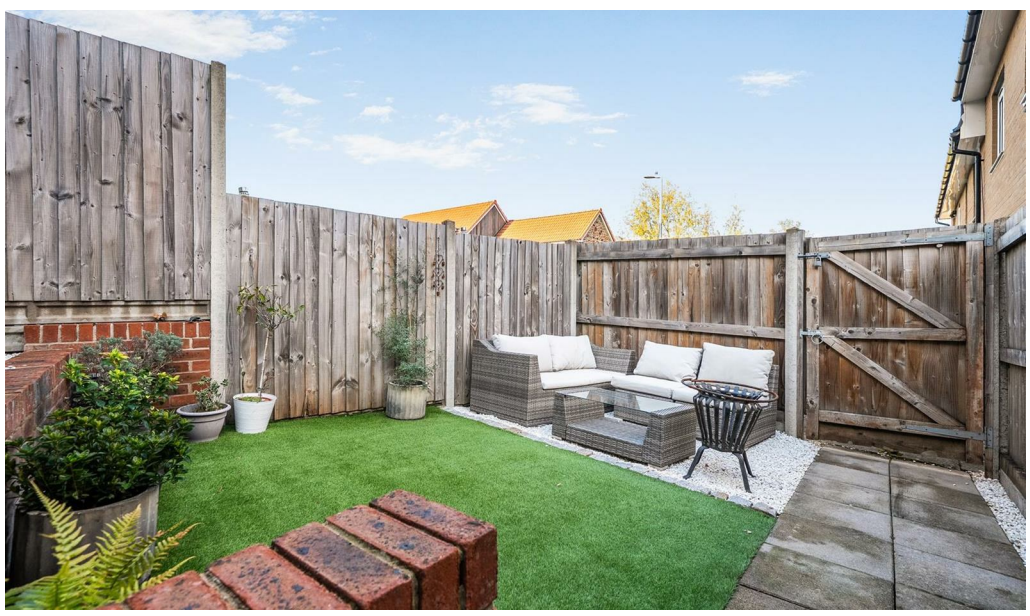
Rear Garden
Enclosed rear garden, rear access gate, patio area, astro turf, outside tap, area laid to gravel, outside light, shed. Access to communal bin store to rear of the property, accessed via the rear gate.

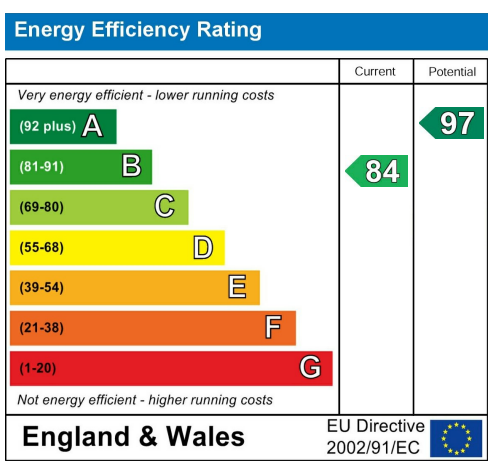
Parking
Parking bay 41, opposite the front door, middle bay. There are visitors parking bays on site.

Agent Note
The vendor has advised there is an annual site fee of £412 for maintenance of the development. The site fee is reviewed yearly.

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.









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