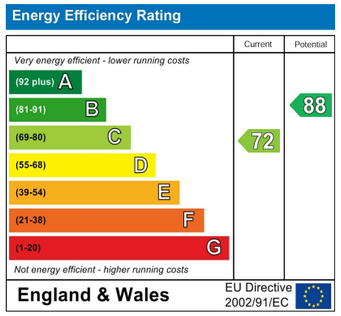


Archer Court, Longwell Green, Bristol, BS30

Approximate Area = 670 sq ft / 62.2 sq m
Garage = 115 sq ft / 10.6 sq m
Total = 785 sq ft / 72.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Davies & Way. REF: 1497492

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CHARTERED SURVEYORS • ESTATE AGENTS

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

24 Archer Court, Longwell Green, Bristol, BS30 7DW



£310,000

An immaculately presented and improved two bedroom end of terrace home located in a popular cul de sac.

- Entrance hallway
- Lounge
- Kitchen/Dining room
- Landing
- Two bedrooms
- Bathroom
- Gardens
- Driveway
- Garage

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RICS

24 Archer Court, Longwell Green, Bristol, BS30 7DW

An excellent example of a well cared for and recently improved two bedroom semi detached home, enjoying a convenient cul-de-sac position close to an excellent range of local shops, amenities and nearby green space.

Internally, the ground floor comprises a welcoming entrance hallway leading to a delightful lounge featuring a built in storage cupboard and direct access to a full-width kitchen/dining room. This bright and sociable space is fitted with a modern range of units complemented by roll-edge work surfaces, provides ample room for a family-sized dining table and benefits from French doors opening directly onto the rear garden. To the first floor, the property offers two well balanced bedrooms, both of which benefit from generous built in storage, together with a contemporary three piece family bathroom.

Externally, both the front and rear gardens have been thoughtfully landscaped with ease of maintenance in mind. The front is predominantly laid to lawn, while the rear enjoys a level lawn alongside a spacious wrap around patio, creating an ideal space for outdoor dining and entertaining. The garden also provides gated access to a tandem double driveway and a single garage, which benefits from power and lighting.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 1.2m x 1m (3'11" x 3'3")
Radiator, power point, stairs rising to first floor landing, door leading to lounge.

LOUNGE 4.7m x 4.2m narrowing 3.3m (15'5" x 13'9" narrowing 10'9")
Double glazed window to front aspect, radiator, power points, understairs storage cupboard housing modern consumer unit, glazed door leading to kitchen/dining room.

KITCHEN/DINING ROOM 4.2m x 2.6m (13'9" x 8'6")
Double glazed window to rear aspect overlooking rear garden, double glazed French doors to rear aspect overlooking and providing access to rear garden. Modern kitchen comprising range of soft close wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, integrated double electric oven and four ring gas hob with glass and stainless steel extractor fan over, space and plumbing for washing machine, slimline dishwasher and space for upright fridge/freezer. Power points, tiled splashbacks to all wet areas. Dining area offering ample space for family sized dining table, radiator.

FIRST FLOOR

LANDING 2.7m x 0.8m (8'10" x 2'7")
Access to loft via hatch, power point, built in storage cupboard housing modern gas combination boiler, doors leading to rooms.

BEDROOM ONE 3.8m x 3.3m (12'5" x 10'9")
Double glazed window to front aspect, radiator, power points, walk in double wardrobe benefitting from lighting.

BEDROOM TWO 2.5m x 2.4m (8'2" x 7'10")
Double glazed window to rear aspect overlooking rear garden, radiator, power points, built in storage cupboard.

BATHROOM 2.5m x 1.8m (8'2" x 5'10")
Obscured double glazed window to rear aspect, matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC and panelled bath with mixer tap and shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY
Low maintenance front garden mainly laid to lawn with shrub boundaries, path leading to front door.

REAR GARDEN
Recently landscaped rear garden that's mainly laid to a level lawn with wrap around patio, wall and fenced boundaries, gate leading to driveway, door leading to garage.

DRIVEWAY
Two car driveway that's accessed via a dropped kerb and laid to hardstanding, leading to garage, gate leading to rear garden.

GARAGE 5.3m x 2.4m (17'4" x 7'10")
Accessed via up and over door with obscured double glazed pedestrian door leading to garden, glazed window to rear aspect to garden. Benefitting from power, lighting and ample storage.

TENURE
This property is freehold.

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band B 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 Three, O2 and Vodafone - all likely available (Source - Ofcom



















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