



Longway Avenue, Bristol
BS14 0DL

£315,000

 3  1  4  F



Longway Avenue, Bristol

DESCRIPTION

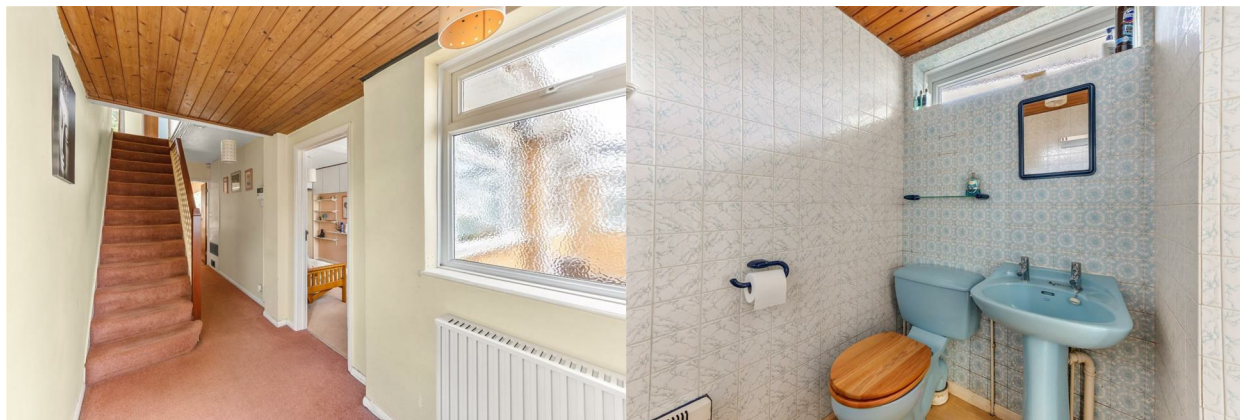
This three-bedroom terraced house is for sale in a residential area of Bristol, offering versatile space arranged over two floors. The property requires modernising, providing an opportunity for buyers to update to their own specification.

On the ground floor, the accommodation includes a light and airy lounge which is open through to a dining room, creating a sociable layout. From the dining room, sliding patio doors give access to the private enclosed rear garden. A further room is located off the dining room, adding additional flexible space. The former garage has been converted to a further reception room to the front, increasing the usability of the ground floor. There is also a ground floor W/C. The kitchen is positioned to the front and has side access through to the garden.

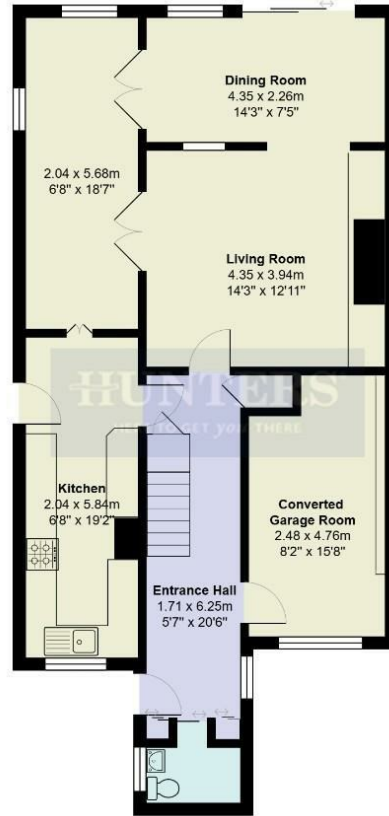
Upstairs, there are three double bedrooms, offering consistent sleeping accommodation. A bathroom serves the bedrooms.

Externally, the property benefits from off-street parking to the front and an enclosed rear garden, suitable for outdoor seating or family use.

The property is located within reach of local amenities and schools in the BS14 area, including options in Whitchurch and Brislington. Nearby green spaces such as local playing fields and parks provide outdoor leisure opportunities. Bristol City Centre, with its wider range of shops, cafés and employment hubs, is accessible by bus and car, with road links towards the A37 and A4. Parson Street and Bristol Temple Meads railway stations offer onward services towards Bath, Cardiff and London, with Temple Meads reachable by bus or car from the area. This home may appeal to first-time buyers and families seeking a property to add their own stamp!







Ground Floor

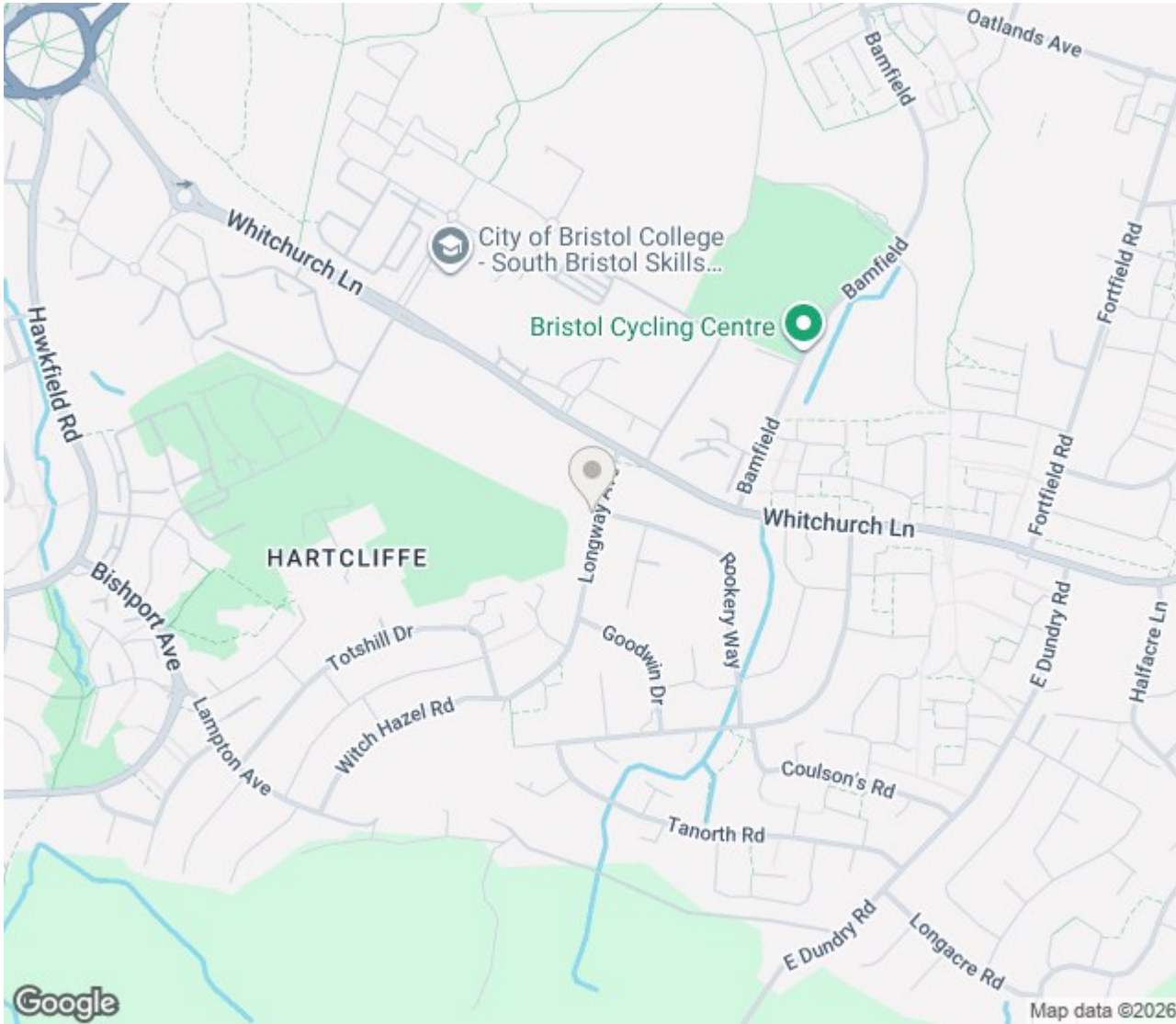
Longway Avenue, BS14

Total Area: 127.1 m² ... 1368 ft²



First Floor





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | whitchurch@hunters.com











These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.