



82 Longford, Bristol

A Beautifully Presented, Two Bedroom, End Of Terrace Property.

edison ford

82 Longford

£225,000

📍 Bristol, BS37 4JW

Edison Ford are pleased to welcome beautifully presented and generously proportioned, end of terrace property, located within a sought after location of Longford. The property itself was purchased 4 years ago by the current owners, who have redecorated throughout to a modern and high standard. Briefly the property comprises of;- A bright lounge overlooking the front garden, a good sized kitchen/diner, two double bedrooms and upgraded bathroom. Externally the property offer a large beautifully landscaped rear garden with off road parking spaces for two cars and a garage!

Longford is a quiet road, which offers easy access to a range of amenities all within easy walking distance to include;- Yate Town Center and Chipping Sodbury High Street, which offer a wide range of shopping, restaurants and entertainment for all members of the family. Westerleigh Common is located only a short walk away and consists of 124 acres of flat, open space. For those that need to commute regularly, both the M4 and M5 can be reached within approximately 20 minutes and Yate train station offer regular transport links to the neighbouring cities.

For more information or to arrange your appointment to view call Edison Ford today



Ground Floor

Entrance Hallway

The property is accessed through a UPVC front door which features a stained glass window and opens into the entrance hallway which comprises of;- A full length UPVC double glazed window with obscured glass, carpeted flooring,, radiator, ceiling light, smoke detector, a carpeted staircase which rises to the first floor and access into the lounge.

Lounge

UPVC double glazed window with a front aspect view, carpeted flooring, radiator, ceiling light, 2X wall lights, T.V and telephone points, featured fireplace as well as access into the kitchen/diner.

Kitchen/Diner

UPVC double glazed door which leads into the rear garden with obscured and stained glass windows to either side, 2X UPVC double glazed windows, vinyl flooring, radiator, 2X ceiling lights, storage cupboard, a range of matching wall and base units with laminate worktops, inset sink and drainer, fitted extractor fan and space for three appliances.

First Floor

Landing

A carpeted landing with ceiling light, smoke detector, access to both bedrooms the bathroom and the loft space via a ceiling hatch.

Master Bedroom

UPVC double glazed window with a front aspect view, carpeted flooring, radiator, a number of electrical outlet points with additional phone point and a ceiling light.

Bedroom Two

A double bedroom which benefits from two UPVC windows with a rear aspect view, carpeted flooring, radiator, fitted wardrobe and airing cupboard which houses the combi boiler.

Bathroom

UPVC double glazed window with obscured glass, fully tiled walls, carpeted flooring, ceiling light, bath with overhead shower and glass shower screen, wall mounted hand wash basin, low level toilet, fitted mirror and heated towel rail.

External Spaces

Gardens

The front garden benefits from an open aspect view and is landscaped in lawn with a concrete path which leads to the rear and rear entrance of the property.

The rear garden is fully enclosed with wood panel fencing with a rear access gate leading to the off roads parking and is landscaped with a brick paved sun lounge area, lawn, decorative pebbles and a range of mature trees and shrubs.

Garage and Parking

The garage is located in the rear garden and benefits from a access door located in the rear garden and an up and over door located to the rear. The property benefits from two off road parking spaces located to the rear of the property.

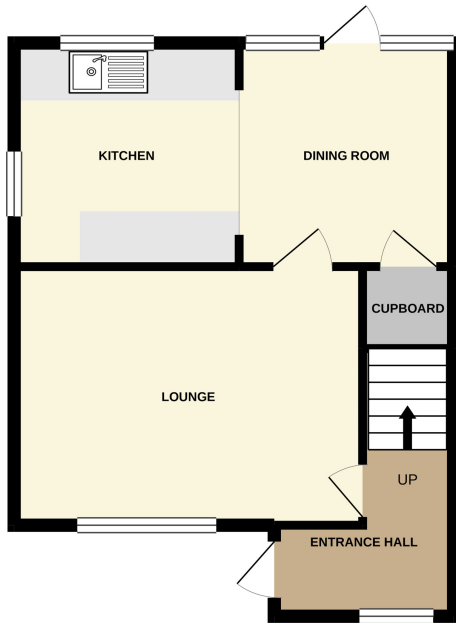


FLOOR PLAN

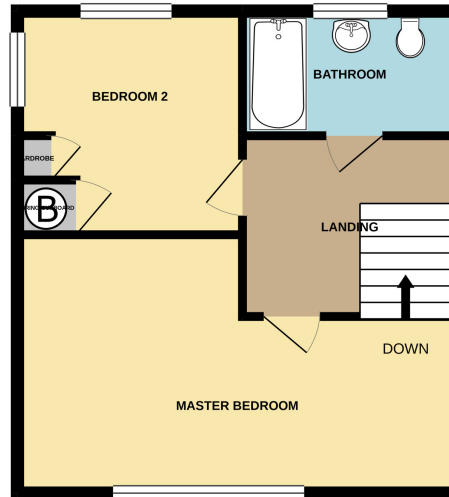
For illustrative purposes only. Not to scale. Whilst every attempt has been made to ensure accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error omission or measurement.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 866 sq.ft. (80.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Would you like to arrange a viewing?

Please call Edison Ford on 01454 316718 or email enquiries@edisonfordproperty.co.uk

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