



**Bath Road
Longwell Green
Bristol
Gloucestershire
BS30 9DD**

Offers in Excess of £489,000

bettermove

Bath Road Bristol

Bettermove are delighted to welcome to the market this charming four bedroom semi-detached house in Longwell Green, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove. The council tax band is C.

The interior of this well presented property comprises a spacious lounge, sitting room, open plan kitchen/diner and family bathroom on the ground floor. The first floor consists of four bedrooms and a shower room. The exterior boasts an enclosed rear garden with lawn and patio areas, as well as a gated driveway and detached garage providing ample off street parking.

Situated in the sought after suburb of Longwell Green, the property is close to a range of local amenities, including supermarkets, shops, restaurants and pubs. Excellent transport links can be found from the A4174, A4, Keynsham, Lawrence Hill and Bristol Temple Meads rail stations.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Ground Floor



First Floor



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
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk