



PRINCES COURT
LONGWELL GREEN, BRISTOL, BS30 7EB

£260,000

2 1 1 C

A set of four white icons on a dark background. From left to right: a bed icon with the number '2' below it, a bathtub icon with the number '1' below it, a sofa icon with the number '1' below it, and a menu icon (three horizontal lines) with the letter 'C' below it.



- Ground Floor**
- Lounge**
- Kitchen/Dining Room**
- First Floor**
- Landing**
- Bedroom One**
- Bedroom Two**
- Shower Room**
- External**
- Garden**
- Garage**

M Coleman Estate Agents are delighted to present this wonderful two-bedroom mid-terrace home tucked away in the sought-after Princes Court, Longwell Green. Perfect for first-time buyers or those looking to downsize, the property offers light-filled rooms and a practical layout.

A welcoming lounge sets the scene on the ground floor, featuring a classic gas fire within a black marble surround and a staircase rising to the first floor. A door leads to the kitchen, fitted with a range of wall and base units providing generous storage with space for a gas cooker, fridge-freezer and plumbing for a washing machine.

Beyond there is a conservatory where French doors and windows over look out to the garden.

To the first floor are two double bedrooms, both include fitted wardrobes with the larger enjoying a peaceful rear aspect.

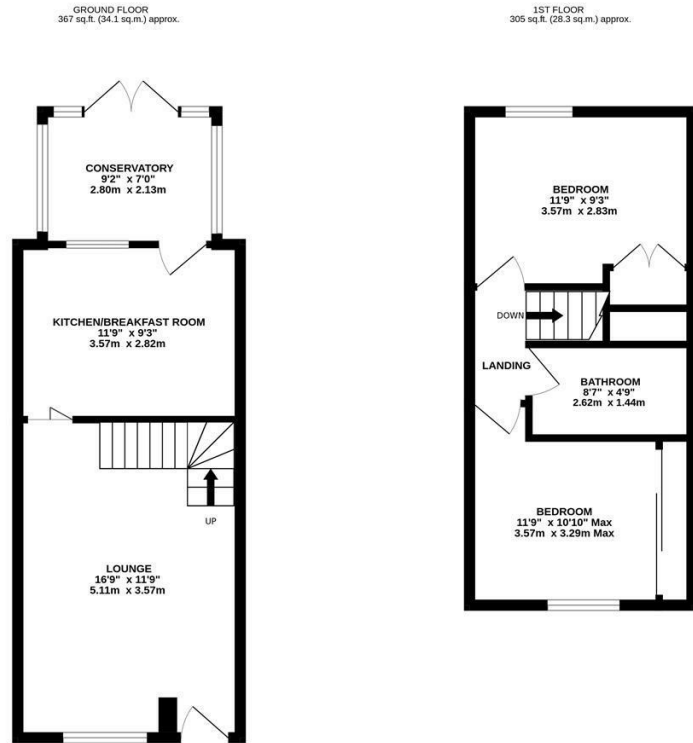
A contemporary shower room presents a white suite comprising walk-in shower, low-level WC and basin, while a useful storage cupboard houses the gas combination boiler.

The low-maintenance rear garden is predominantly paved and bordered by timber fencing and mature evergreen trees creating a private outdoor retreat. A single garage, located in a nearby block, can be accessed from the road or via a pedestrian walkway at the rear of the garden.

Princes Court is conveniently located, providing easy access to local amenities to include local schools, supermarkets, transport links and the well regarded Gallagher Retail Park and Aspects Leisure Park making it an ideal choice for first time buyers, small families and downsizers alike.

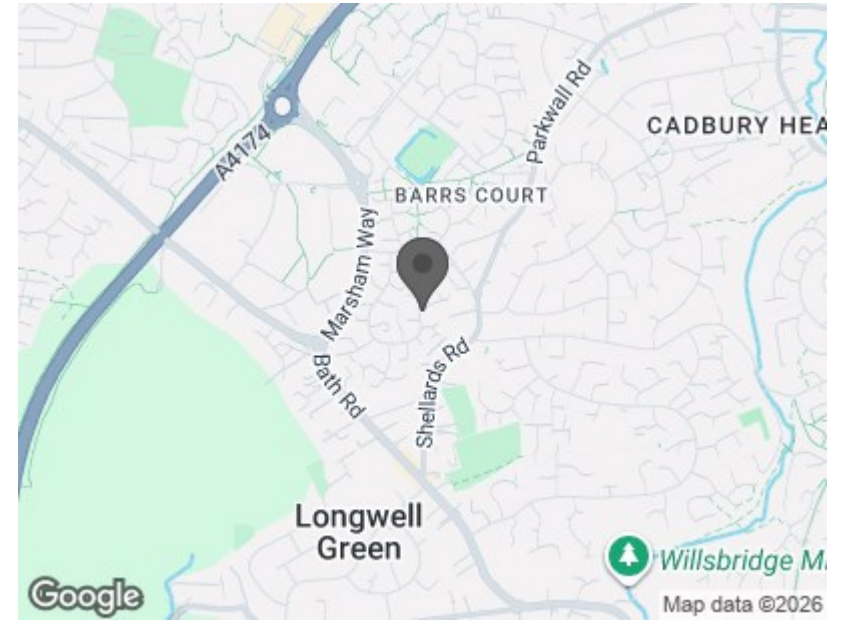


FLOOR PLAN



TOTAL FLOOR AREA: 672 sq.ft. (62.5 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, fixtures and appliances shown have not been tested and no guarantee, as to their availability or efficiency can be given.
Made with Metrage 02025

AREA MAP



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.