

Ground Floor

Living Room 11.2' x 17.1'

Dining Room 9.1' x 9.1'

Kitchen 12.6' x 7.8'

Garage 2.53' x 5.11'

Hallway 1.32' x 4.91'

WC 3'8" x 5'10"

Approximate total area^m 1105 ft² 102.8 m²

Reduced headroom 1 ft² 0.1 m²

Calculations reference the RICS IPMS 3d standard. Measurements are approximate and not to scale. This floor plan is rendered for illustration only.

GIRAFFE360



- Living room
- Separate dining room
- Kitchen
- Four bedrooms
- Shower room
- Garage and off street parking
- Lovely, enclosed mature rear garden
- Gas central heating
- No onward chain

PROPERTY TYPE House - Link Detached
BEDROOMS 4
RECEPTION ROOMS 2
BATHROOMS 0
EPC RATING C
COUNCIL TAX BAND D



Well presented four bedroom link detached home.

Entrance hallway with downstairs wc, good size living room, separate dining room and kitchen.

At the first floor are four bedrooms and a family shower room.

With off street parking to front and garage, there is a lovely lawned, enclosed child friendly mature garden to rear.

Offered for sale with no onward!



the location

Set in a super convenient location, backing onto the Bristol to Bath cycle track, there are local facilities at nearby Warmley, a range of local schools and the more comprehensive facilities of Longwell Green retail park, with its range of national retailers, is but a short drive away. Bristol 5.6 miles Bath 8.0 miles

Offered for sale with no onward chain!

just a thought...

If you hadn't considered this area, this home is worthy of a look. Close to the countryside, yet with all modern conveniences close at hand. Fabulous garden, and great location, all offered at a great price.