

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Hallway 15'8" x 10'5" (4.80m x 3.18m)
- Living Room 15'9" x 10'2" (4.81m x 3.11m)
- Kitchen/Living Area 15'9" x 10'2" (4.81m x 3.11m)
- Dining Room 14'9" x 7'11" (4.52m x 2.42m)
- Landing 976 ft<sup>2</sup>
- Bedroom 13'6" x 9'10" (4.13m x 3.02m)
- Ensuite 7'10" x 4'8" (2.39m x 1.43m)
- Bedroom 10'7" x 8'9" (3.25m x 2.67m)
- Dressing Area 9'7" x 5'8" (2.93m x 1.75m)
- Bedroom 7'8" x 6'11" (2.36m x 2.12m)
- Bathroom 7'7" x 5'11" (2.32m x 1.82m)

Approximate total area 90.7 m<sup>2</sup>

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and to scale. This floor plan is intended for illustration only.

GIRAFEE360

(1) Excluding balconies and terraces



- Well presented and extended home
- Lounge
- Kitchen/living area
- Extended dining area
- Three bedrooms - master bedroom with en suite and dressing area
- Gas central heating
- Established gardens
- Garage and driveway

5 Stibbs Court, Longwell Green, Bristol, BS30 7DH  
**£395,000** Freehold

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND C

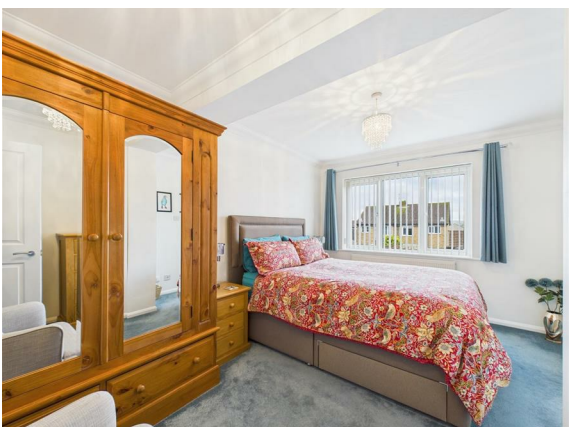


A well presented and substantially extended semi detached family home set in a pleasant cul-de-sac location.

The accommodation comprises entrance hall, a lounge, a modern fitted kitchen/living area opening through to a generous dining room extension.

To the first floor the master bedroom is accessed via a good size dressing room, with an en-suite shower room, two further bedrooms and a modern bathroom compliment the first floor.

Outside are established gardens, a driveway providing off street parking and a garage.



### the location

Set in this popular location, there is a whole range of facilities literally on the doorstep, including Aspects Leisure complex with gym, swimming pool, cinema complex and eateries. Gallagher Retail park is also a short distance away with a number of national retailers including Marks and Spencers, Next and Costa. The Avon ring road is readily accessible, as is the Bristol to Bath cycle path. Bristol 4.5 miles Bath 7.9 miles.

### what the owners will miss

*"We will miss the quiet position, yet convenience of Asda and the surrounding retail parks, and also the nearby walks through Willsbridge Mill, Bitton Railway and the Warmley tea rooms."*

### just a thought...

Situated on this popular development, with good access to a vast range of amenities, this could make an ideal choice for the growing family. Offering similar space to some detached properties, this is sure to be a popular choice, early viewing recommended!