

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, 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.

- Entry 17'9" x 13'1" (5.42m x 3.99m)
- Living Room 17'9" x 13'1" (5.42m x 3.99m)
- Kitchen/Dining Room 17'9" x 10'7" (5.43m x 3.24m)
- Reception Room 12'0" x 8'5" (3.66m x 2.57m)
- Garage 17'8" x 8'8" (5.39m x 2.65m)
- Landing 13'5" x 10'1" (4.10m x 3.08m)
- Bedroom 10'4" x 9'2" (3.16m x 2.81m)
- Bedroom 8'8" x 7'11" (2.65m x 2.43m)
- Bathroom 8'1" x 5'5" (2.48m x 1.66m)



- Beautifully presented and spacious semi-detached home
- lounge opening into a high-quality fitted kitchen/dining room
- Rear extension providing additional living space
- Three generously sized bedrooms
- Family Bathroom
- Gas central heating
- Large block-paved driveway with ample off-street parking
- Early viewing highly recommended

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND C



A beautifully presented and spacious semi-detached home, ideally situated in a sought-after location on the Kingswood/Hanham borders.

The accommodation comprises an entrance porch, a lounge opening into a high-quality fitted kitchen/dining room, along with an additional rear extension providing versatile living space and direct access to a delightful sunny garden and patio area. The partially converted garage offers an excellent additional multi-functional room, ideal for a home office, playroom or gym.

To the first floor are three generously sized bedrooms and a modern shower room.

Externally, the property benefits from a large block-paved driveway providing ample off-street parking, together with a larger-than-average garage.



## the location

Close to good local schools, and the green walks of Cock Road Ridge nature reserve, there is a nearby local convenience store and the more comprehensive facilities of Hanham high street and Longwell Green retail park are nearby. There is also easy access to the Avon ring road and Bristol to Bath cycle path. Bristol 4.0 miles Bath 9.2 miles

## what the owners will miss

*"We have been very happy living in Owls Head Road for the last 23 years and will miss many aspects of the house including the neighbours, who have become great friends  
Will miss the lovely views across to Lansdown, the wonderful walks over the road at Cock Ridge Nature Reserve, the convenience of popping down to M&S, Boots, ASDA or B&Q at the Retail Park and being able to sit and enjoy the tranquillity of the garden come rain or shine. Getting to Bath, Bristol or to the M4 quickly and easily has been great for work and social activities alike.  
It's now time for us to move on and let another family enjoy the house, its great location and call it home."*

## just a thought...

A great opportunity to acquire a family home which occupies a pleasant backwater position within easy reach of popular schools and local amenities.

A prompt internal viewing is strongly recommended to avoid disappointment.