

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
- Hallway
- Living Room
13'1" x 11'10" (4.01m x 3.63m)
- Kitchen/Living Area
24'3" x 17'4" (7.41m x 5.29m)
- Terrace
18'11" x 8'7" (5.78m x 2.62m)
- Utility Room
4'3" x 3'7" (1.30m x 1.10m)
- WC
3'9" x 3'6" (1.15m x 1.08m)
- Landing
- Bedroom
11'7" x 10'6" (3.55m x 3.21)
- Bedroom
10'2" x 9'7" (3.10m x 2.93m)
- Bedroom
9'4" x 7'4" (2.87m x 2.25m)
- Bathroom
9'2" x 5'0" (2.80m x 1.54m)



- Terraced family home
- Three bedrooms
- Spacious living room
- Open-plan kitchen/dining/family room
- Utility and Downstairs WC
- Mature, beautifully tended rear garden
- Two off-street parking spaces
- Composite patio area

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING

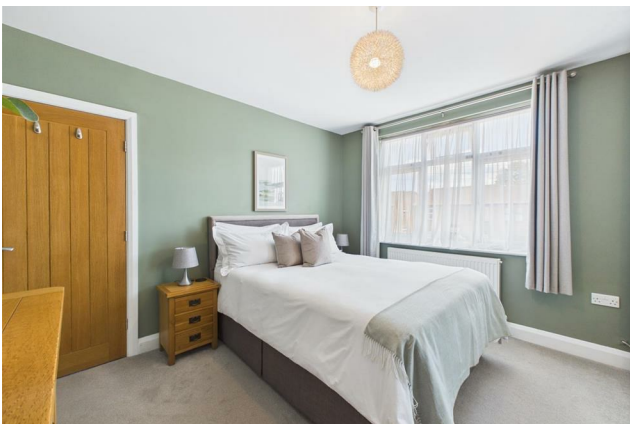
COUNCIL TAX BAND C



Beautifully presented and refurbished family home.

Entrance hallway, living room, open plan kitchen/diner/family room with island, downstairs w.c. and utility. At the first floor are three bedrooms and a family bathroom. With full width bi-fold doors opening onto composite patio and beautifully tended front and rear gardens.

The property also benefits from two off street parking spaces.



the location

Set in an ever popular location just off the high street, this home offers spacious accommodation with a plethora of facilities right on its doorstep. With local senior and junior schools within walking distance, there is a range of shops on the high street, and the more comprehensive facilities of Longwell Green district centre with its range of national retailers a short distance away. the Avon ring road, Bristol to Bath cycle track, and a whole host of green wooded and river walks are all within easy striking distance. Bristol 4.0miles Bath 9.7miles



what the owners will miss

"Enjoying my breakfast in the morning sun sat in the pergola. Enjoying evening drinks in the pergola or on the decking whilst the sun is going down, as all the garden lights start coming on.

Being able to hold family gatherings, allowing the seamless flow from the outside- in. Having the sun in the garden all day (and evening). Cosy winter evenings in the front room, with the fire on.

Being able to walk down the road and be in the woods by the river, taking a stroll on a Sunday afternoon."



just a thought...

Behind this pleasant, yet modest exterior lies a beautifully presented, extended and deceptively spacious home, which must be viewed to be fully appreciated. With a huge amount of attention to detail, and a range of quality finishes, this is one not to be missed!