

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.

- Living Room** 13'7" x 11'0" (4.15 x 3.36)
- Dining Room** 16'11" x 10'0" (5.16 x 3.06)
- Kitchen** 9'0" x 13'8" (2.76 x 4.17)
- Bathroom** 5'6" x 13'6" (1.70 x 4.12)
- First Floor Landing** 17'5" x 10'8" (5.33 x 3.26)
- Bedroom** 11'4" x 7'11" (3.47 x 2.43)
- Bedroom** 17'5" x 10'8" (5.33 x 3.26)
- WC** 11'4" x 7'11" (3.47 x 2.43)
- Second Floor Landing** 14'6" x 10'2" (4.42 x 3.12)
- Loft Area** 13'2" x 9'8" (4.03 x 2.96)
- Loft Area** 13'2" x 9'8" (4.03 x 2.96)



- Living room
- Separate dining room
- Downstairs bathroom
- Two bedrooms
- Two loft rooms
- Rear courtyard
- Garden to front

PROPERTY TYPE House - Semi-Detached

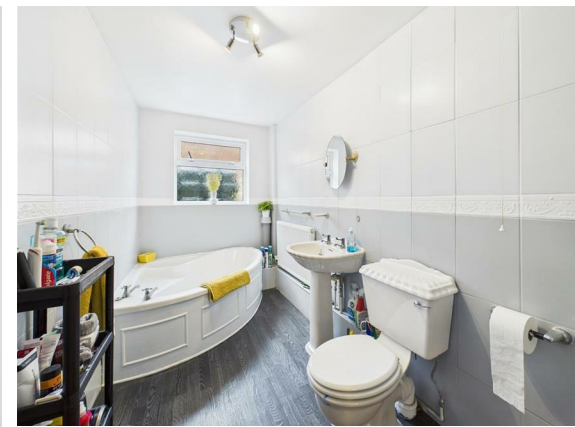
BEDROOMS 2

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING E

COUNCIL TAX BAND C



Well proportioned character cottage in enviable position.

Entrance hallway, living room, separate dining room, kitchen, downstairs bathroom and rear courtyard area.

At the first floor are two bedrooms and a wc. At the second floor are another loft rooms.

Outside, is a large dry stone walled garden running to the front and side offering access to the rear courtyard.

NB: The loft has been converted to form two additional rooms which do not have final sign off from the local authority, an indemnity insurance policy will be provided - please ask for further details.



## the location

Set in a popular location close to Henclyffe Woods with its nearby wooded walks leading down to the River Avon. There are local shops at nearby Memorial Road, Hanham high street, with its range of shops, and restaurants is a short distance away. The more comprehensive facilities of Gallagher retail park at Longwell Green, with its range of national retailers is a short drive. Bristol 4.1 miles Bath 8.5 miles.

*Well proportioned character cottage*

## just a thought...

Although requiring some modernisation and updating, this character home offers good size accommodation in a popular and well placed location. If you are looking for a cottage, this will offer the basis for a comfortable family home.