

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 6'5" x 1'6"
- Hallway 1'98" x 0'46"
- Living Room 14'1" x 13'6" (4.31m x 4.13m)
- Dining Room 11'10" x 10'7" (3.61m x 3.24m)
- Kitchen 9'6" x 9'5" (2.90m x 2.88m)
- Sunroom 19'9" x 6'7" (6.03m x 2.02m)
- Landing 19'9" x 6'7" (6.03m x 2.02m)
- Bedroom 14'1" x 12'3" (4.30m x 3.75m)
- Bedroom 12'5" x 11'11" (3.80m x 3.64m)
- Bedroom 8'10" x 10'7" (2.71m x 3.23m)
- Bathroom 7'6" x 5'6" (2.30m x 1.70m)



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

(1) Excluding balconies and terraces.

Approximate total area 104.1 m² 1120 ft²

GIRAFFE360



- semi detached family home in ever popular road
- Living Room
- Dining Area
- Kitchen
- Sun Room
- Three Bedrooms
- Family Bathroom
- Gardens to the front and rear
- Garage
- No onward Chain

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND C

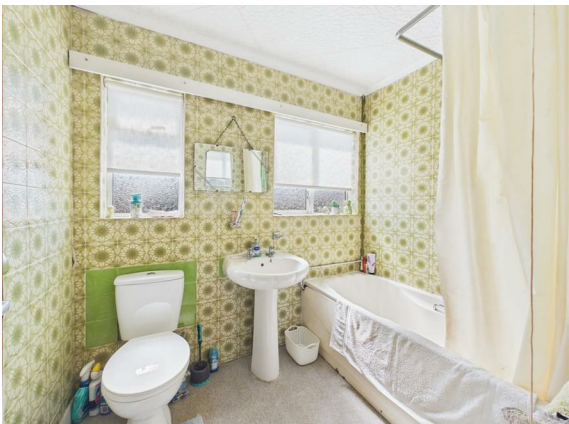


Well proportioned semi detached family home in ever popular road.

Entrance hallway, living room, dining area, kitchen and sun room.

At the first floor are three bedrooms and a family bathroom.

With gardens to front and rear, and a garage.



the location

Popular location close to local shops, local schools and Hanham high street. With a range of green, wooded and riverside walks at nearby Gover Road, Henclyffe Woods and Crews Hole, literally on the doorstep. The more comprehensive shopping facilities of Longwell Green with its national retailers is but a short drive away. The Avon ring road and Bristol to Bath cycle path are easily accessible. Bristol 4.3miles Bath 9.8miles

*Offered for sale
with No Onward
Chain!*

just a thought...

Behind this modest, yet pleasant exterior lies a deceptively spacious family home. Although requiring some updating, this is ideal for the young family wanting to be close to local schools and amenities. Viewing recommended.