

Ground Floor

Living Room: 12.11' x 13.2' (3.94 x 4.03 m)
 Dining Room: 15.11' x 9.9' (4.66 x 2.98 m)
 Kitchen: 8.8' x 11.4' (2.65 x 3.47 m)
 Sunroom: 8.7' x 9.1' (2.63 x 2.78 m)
 Hallway: 4.1' x 5.4' (1.26 x 1.64 m)

Floor 1

Bedroom: 8.11' x 11.8' (2.73 x 3.56 m)
 Bedroom: 6.9' x 8.7' (2.08 x 2.63 m)
 Bedroom: 2.67 x 2.87 m (8.9' x 9.5')
 Bathroom: 8.8' x 11.4' (2.66 x 3.47 m)
 Landing: 5.9' x 8.2' (1.77 x 2.50 m)

Approximate total area: 997 ft² / 92.7 m²

Calculations reference the BICS IPMS 36 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



PROPERTY TYPE House - Semi-Detached
BEDROOMS 4
RECEPTION ROOMS 2
BATHROOMS 1
EPC RATING C
COUNCIL TAX BAND C



Spacious family home with off street parking and garage.

The property features an entrance hallway, living room, dining room, and kitchen.

Upstairs the property boasts four bedrooms, and a very spacious family bathroom.

Externally the property benefits a sun trap rear garden, an external garage and off road parking. This well maintained family home is in a great residential area so not one to be missed. Offered for sale with no onward chain.



the location

Set in the 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 Spencer, Next and Costa. The Avon ring road is readily accessible, as is the Bristol to Bath cycle path. Bristol 5.2 miles Bath 8.5 miles

The property sits in a peaceful suburban area, it is well positioned for commuters, with nearby transport links connecting residents to both major cities.

just a thought...

With four bedrooms and a peaceful location, this could be the perfect house for a young family.

