

Ground Floor

Living Room: 10.6" x 17.6" (3.22 x 5.34 m)

Kitchen: 17.3" x 9.2" (5.26 x 2.81 m)

Hallway: 6.1" x 15.9" (1.86 x 4.82 m)

WC: 2.8" x 4.9" (0.82 x 1.47 m)

Approximate total area: 848 ft² / 78.8 m²

Floor 1

Bedroom: 9.10" x 10.3" (3.00 x 3.14 m)

Bedroom: 10.7" x 11.1" (3.23 x 3.65 m)

Bedroom: 7.2" x 9.6" (2.20 x 2.90 m)

Bathroom: 6.7" x 4.7" (2.02 x 1.42 m)

Bathroom: 1.90" x 1.68" (6.2" x 5.6")

Landing: 2.1" x 9.9" (0.91 x 2.99 m)

Approximate total area: 78.8 m²



PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING B

COUNCIL TAX BAND C



Beautifully presented semi detached family home.

Entrance hallway with downstairs wc, good size lounge and kitchen/diner, with double opening doors onto landscaped, enclosed patio and lawned rear garden.

At the first floor are three bedrooms, the master having an en suite and a family bathroom.

Off street parking is provided to the front of the property.

With excellent decor and presentation throughout, this home is ready to move in to!



what the owners will miss

"We've loved the convenience of this location. It's brilliantly connected to both Bristol and Bath, making commuting easy, yet has all the daily essentials within walking distance. We will especially miss having such lovely green spaces and nature trails so close to home."

the location

Set a short distance from the range of facilities on Hanham high street, including shops, cafes and restaurants. This well placed home benefits from close proximity to the Avon ring road, Bristol to Bath cycle path, a range of local schools and green wooded walks nearby. The more extensive facilities of Longwell Green retail park and Kingswood central are both within easy reachable distance. Bristol 3.4 miles Bath 8 miles

just a thought...

If you hadn't considered a modern home before this could be the one! Offering contemporary style and decor with excellent flow, lovely garden and off street parking - offered at a competitive price point.

