



Handover 16'1" x 6'3" (4.91m x 1.92m) Living Room 17'11" x 11'2" (5.48m x 3.41m) WC 5'10" x 3'8" (1.80m x 1.12m) Dining Room 9'11" x 9'10" (3.04m x 3.02m) Kitchen 12'6" x 7'8" (3.82m x 2.36m) Garage 16'9" x 8'3" (5.11m x 2.53m) Landing Bedroom 11'1" x 9'6" (3.39m x 2.90m) Bedroom 12'9" x 9'10" (3.90m x 3.01m) Bedroom 8'11" x 7'10" (2.72m x 2.40m) Bedroom 8'3" x 8'2" (2.52m x 2.49m) Shower Room 7'10" x 5'2" (2.40m x 1.60m)	Approximate total area 1105 ft² 102.8 m² Reduced headroom 1 ft² 0.1 m²	(1) Excluding balconies and terraces Reduced headroom Below 5 ft/1.5 m Calculations reference theRICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360
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- Living room
- Separate dining room
- Kitchen
- Four bedrooms
- Shower room
- Garage and off street parking
- Lovely, enclosed mature rear garden
- Gas central heating
- No onward chain

PROPERTY TYPE House - Link Detached
BEDROOMS 4
RECEPTION ROOMS 2
BATHROOMS 0
EPC RATING C
COUNCIL TAX BAND D



Well presented four bedroom link detached home.

Entrance hallway with downstairs wc, good size living room, separate dining room and kitchen.

At the first floor are four bedrooms and a family shower room.

With off street parking to front and garage, there is a lovely lawned, enclosed child friendly mature garden to rear.

Offered for sale with no onward!



the location

Set in a super convenient location, backing onto the Bristol to Bath cycle track, there are local facilities at nearby Warmley, a range of local schools and the more comprehensive facilities of Longwell Green retail park, with its range of national retailers, is but a short drive away. Bristol 5.6 miles Bath 8.0 miles

Offered for sale with no onward chain!

just a thought...

If you hadn't considered this area, this home is worthy of a look. Close to the countryside, yet with all modern conveniences close at hand. Fabulous garden, and great location, all offered at a great price.