

Ground Floor

- Living/Dining Room: 23'5" x 10'1"
- Sunroom: 8'8" x 13'2"
- Kitchen: 11'9" x 7'3"
- Hallway: 9'0" x 7'1"
- Bathroom: 5'9" x 7'2"

Floor 1

- Bedroom: 12'1" x 11'0"
- Bedroom: 10'0" x 10'9"
- Bedroom: 2'16" x 2'21"
- Landing: 6'10" x 7'2"
- Bathroom: 5'9" x 7'2"

Approximate total area: 922 ft² / 85.6 m²

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

GIRAFFE 360



PROPERTY TYPE House - Semi-Detached
BEDROOMS 3
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING C
COUNCIL TAX BAND C



A well presented and well proportioned three bedroom semi-detached family home with no onward chain.

Entrance hall, spacious open plan living/dining room, kitchen and sunroom.

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

Externally the property has a generous rear garden and driveway parking for two vehicles.



the location

Conveniently placed for both access to Hanham and St George, the local facilities of Hanham high street are a short walk away. Troopers Hill nature reserve, Magpie Bottom nature reserve and Conham river park are all within easy striking distance. Also well placed for the commute to both Bristol and Bath. Bristol 3.8miles
Bath 10.4miles

what the owners will miss

"We will miss our good neighbours, our quiet cul de sac location and the close proximity to our favourite takeaways and restaurants. The Troopers Hill nature reserve is within walking distance and is a very good spot to watch the annual Bristol International Balloon Fiesta."

just a thought...

If you haven't considered this area before then why not? There is excellent value for money and is surprisingly close range to countless shops, cafes, bus routes and local facilities in the area.