

Ground Floor

- Living Room: 12'7" x 11'9" (3.85 x 3.59 m)
- Dining Room: 9'3" x 10'9" (2.84 x 3.28 m)
- Kitchen: 7'9" x 13'2" (2.38 x 4.02 m)
- Hallway: 5'8" x 13'3" (1.74 x 4.04 m)

Floor 1

- Bedroom: 10'1" x 13'8" (3.33 x 4.19 m)
- Bedroom: 10'1" x 10'9" (3.33 x 3.30 m)
- Bedroom: 7'7" x 8'10" (2.31 x 2.70 m)
- Landing: 7'6" x 7'11" (2.29 x 2.43 m)
- Bathroom: 7'6" x 5'5" (2.31 x 1.67 m)

Approximate total area: 85.4 ft² (79.3 m²)

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

GIRAFEE 360



PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND B



Set on the popular St George/Hanham borders is this well proportioned family home, with entrance hallway lounge/diner and kitchen.

To the first floor, there are three bedrooms along with a family bathroom.

Externally, the property enjoys a pleasant, enclosed garden leading down to a garage (accessed via the rear lane).

The home also benefits from gas central heating and is offered with no onward chain!



the location

Set in the ever popular St George/Hanham borders this home is close to local facilities at nearby Nags Head Hill, and the more comprehensive facilities of Hanham high street is a short walk away. There are green walks at nearby Dundridge playing fields, Crews Hole and Troopers Hill nature reserve. Bristol 2.7 miles Bath 9.3 miles

just a thought...

Well proportioned family home, surprisingly well connected to a whole range of local facilities, yet with green space near at hand.

*Offered for sale
with no onward
chain!*