

- Off street parking
- Fabulous rear garden
- Bathroom with clawfoot bath and separate shower
- Four bedrooms
- Utility and shower
- Kitchen/breakfast room
- Separate dining room
- Living room



Living Room
13'6" x 11'3" (4.12m x 3.43m)

Kitchen/Living Area
12'9" x 10'4" (3.91m x 3.17m)

Kitchen/Breakfast Room
17'1" x 11'5" (5.23m x 3.49m)

Utility/Shower Room
8'7" x 6'3" (2.63m x 1.92m)

WC
3'11" x 2'7" (1.21m x 0.79m)

Garage/Gym
23'4" x 6'5" (7.13m x 1.96m)

Bedroom
12'10" x 11'0" (3.93m x 3.37m)

Bedroom
12'0" x 9'2" (3.68m x 2.81m)

Bedroom
17'8" x 6'3" (5.40m x 1.93m)

Bedroom
8'3" x 6'1" (2.54m x 1.86m)

Bathroom
12'7" x 5'5" (3.84m x 1.66m)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

PROPERTY TYPE House - Semi-Detached

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 2

EPC RATING D

COUNCIL TAX BAND C









Beautifully presented and extended family home.

Entrance hallway with utility and shower, plus downstairs WC, living room, separate dining area and kitchen/breakfast room.

At the first floor are four bedrooms and a large family bathroom with roll top, claw foot bath and separate shower.

With off street parking to the front of the property, storage, and a fabulous, extensive rear garden.

With large patio area, and level lawned area leading down to a good sized garden store.







what the owners will miss

"We will miss the all-day sunlight and sunsets in the garden and the lifestyle. Being 20 mins drive away from both Bath and Bristol city centre has been beneficial for work and education opportunities. We will miss Hanham woods and the river walks to the chequers pub straight from our doorstep."



the location

Set in this ever popular residential street, with both junior and senior schools within easy walking distance. There are a host of green, wooded and riverside walks nearby, local shopping facilities of Memorial Road and in the nearby Hanham high street. The more comprehensive facilities of Longwell Green retail park, with its range of national retailers, are but a short drive away. Bristol 3.5 miles Bath 8.9 miles

just a thought...

If you haven't considered this style of house before, this should be top of your list! Deceptively spacious, stylishly presented offering all that a modern family would want with parking and a wonderful rear garden. This really is an opportunity not to be missed!