



£195,000

George Holmes Way

Stoke Gifford, BS16 1QA

PROPERTY SUMMARY

Step inside and you're greeted by a welcoming entrance hall that leads through to a spacious open-plan living, dining and kitchen area. The layout flows beautifully, offering plenty of room to relax or entertain. The kitchen is sleek and modern, complete with built in appliances, giving the whole space a clean, contemporary feel. The modern bathrooms finishes the property and there is a useful storage cupboard in the hallway.

The property boasts a generously sized double bedroom, filled with natural light and offering ample room for wardrobes and furniture. The modern bathroom completes the property

Outside, you'll find allocated parking to the rear, making day to day living easy and convenient. There is also a bin & bike store available.

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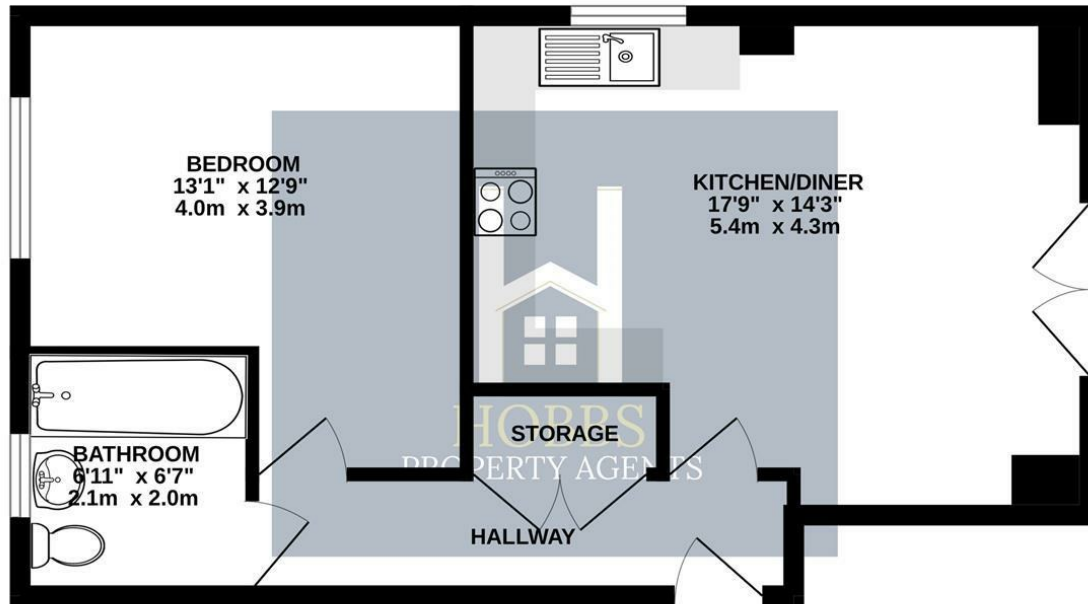








GROUND FLOOR
476 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 476 sq.ft. (44.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
South Gloucestershire

TENURE
Leasehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE DETAILS

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