

### **PROPERTY SUMMARY**

Step into this lovely home through a welcoming hallway that leads into a bright and spacious living room, perfect for relaxing or entertaining. There's a handy oversized cloakroom with plenty of storage, and the stylish kitchen/diner comes with integrated appliances and French doors that open straight onto the rear garden, ideal for indoor-outdoor living. Upstairs on the first floor, you'll find two generously sized bedrooms and a modern family bathroom. The top floor is all about the principal bedroom, which spans the entire floor and boasts built in wardrobes and an en-suite shower room.

Outside, the rear garden is neatly landscaped with a well kept lawn and a patio area, ideal for relaxing or entertaining outdoors. The property also benefits from driveway parking, an EV charging point, and a garage complete with power and lighting.

There is a management fee of approx £148.55 (2025) payable every six months

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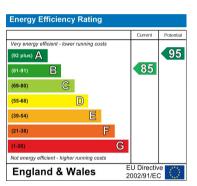
#### LOCAL AUTHORITY South Gloucestershire

## TENURE

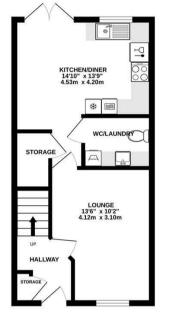
Freehold

# COUNCIL TAX BAND

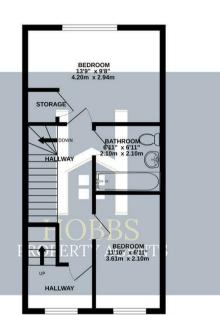
VIEWINGS By prior appointment only



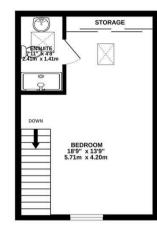
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



GROUND FLOOR 391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR 391 sq.ft. (36.3 sq.m.) approx.



2ND FLOOR 281 sq.ft. (26.1 sq.m.) approx.

TOTAL FLOOR AREA: 1062 sq.ft. (98.6 sq.m.) approx. Whits every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, whows, norms and any other limes 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 service, systems and replances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with keropts: (2025)



## OFFICE DETAILS

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