

Second Floor

Approximate total area: 748 ft² 69.5 m²

Room Dimensions:

- Living Room: 15'8" x 10'5" (4.79 x 3.18 m)
- Kitchen/Dining Room: 11'2" x 15'5" (3.41 x 4.71 m)
- Bathroom: 6'4" x 5'6" (1.95 x 1.69 m)
- Bedroom: 9'1" x 8'10" (2.78 x 2.71 m)
- Bedroom: 11'3" x 9'0" (3.44 x 2.77 m)
- En-Suite: 3'11" x 4'10" (1.20 x 1.49 m)
- Entry: 3'4" x 3'0" (1.03 x 0.92 m)
- Hallway: 4'3" x 8'4" (1.30 x 2.56 m)
- Cloakroom: 4'2" x 2'11" (1.28 x 0.89 m)
- Landing: 3'9" x 6'0" (1.15 x 1.84 m)

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

(1) Excluding balconies and terraces



PROPERTY TYPE House - Terraced

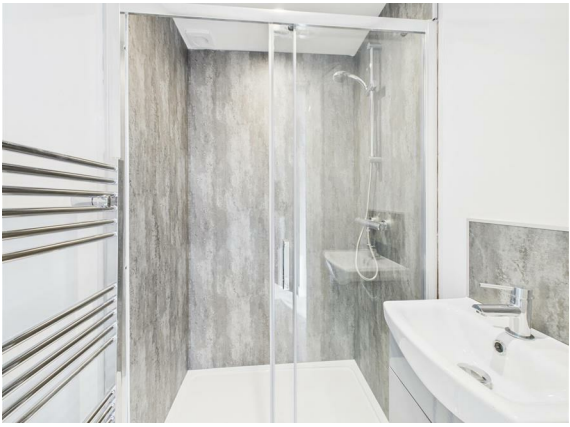
BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND B



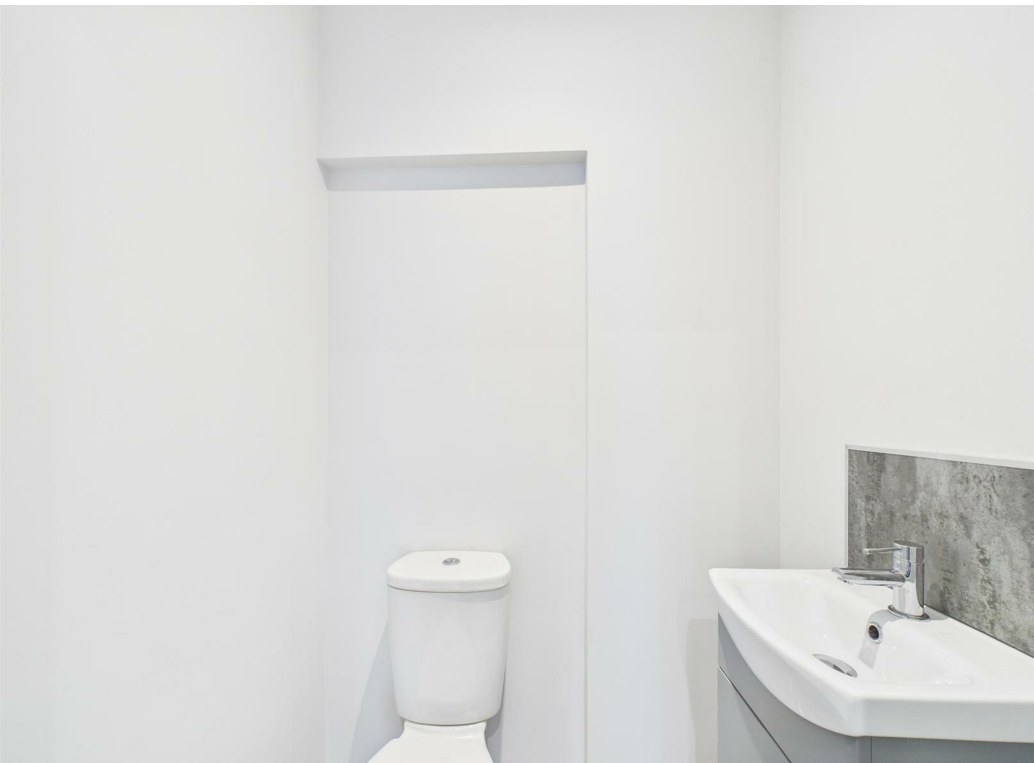
A newly refurbished terrace property offering well-proportioned and modern accommodation throughout.

The ground floor comprises an entrance porch, a generous lounge, a spacious kitchen/dining room, and a convenient downstairs cloakroom.

To the first floor are two double bedrooms, with the principal bedroom benefiting from an en suite shower room, along with a separate family bathroom.

Externally, the property offers off-street parking to the front and an enclosed rear garden featuring a patio area.

EPC C. Council Tax Band B. Available now. Viewing Advised.



the location

Set within walking distance to local shops, pub and junior school, this well placed home is close to Jubilee Park and within a short drive of Gallagher Retail Park, at nearby Longwell Green. The green walks through Oldland to Willsbridge Mill are readily accessible, as is the Bristol to Bath cycle path. Bristol 5.3 miles Bath 7.9 miles

what the owners will miss

Offered for sale with no Onward Chain

just a thought...

Offering all the advantages of a new home, while retaining the generous proportions of a traditional property. This home truly delivers the best of both worlds and would make an ideal first purchase!