

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.

- Hallway 5'11" x 2'6" (1.82m x 0.78m)
- WC 5'11" x 2'6" (1.82m x 0.78m)
- Living Room 14'2" x 12'3" (4.34m x 3.74m)
- Dining Room 9'6" x 7'4" (2.91 x 2.25 m)
- Kitchen 9'5" x 7'9" (2.89 x 2.38 m)
- Dining Room 7'4" x 9'6" (2.25m x 2.91m)
- Kitchen 9'5" x 7'9" (2.89m x 2.38m)
- Landing 11'3" x 9'4" (3.45m x 2.85m)
- Bedroom 10'4" x 8'7" (3.16m x 2.62m)
- Bedroom 7'7" x 6'9" (2.32m x 2.06m)
- Bedroom 6'2" x 5'4" (1.88m x 1.65m)



- Lounge/diner
- Kitchen
- Three bedrooms
- Gas central heating
- Walled enclosed rear garden
- Driveway and parking
- Viewing advised

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND D



Well presented modern style semi detached home.

Entrance hallway with downstairs cloakroom, living area, dining area and kitchen.

At the first floor are three bedrooms and a family bathroom.

Externally, there is a garage and an off street parking space and a sunny, walled, enclosed rear garden with lawn and patio.



the location

Set in pleasant cul de sac location overlooking school playing fields, this well placed home is ideal for a young family. With good local schools literally on the doorstep, Hanham high street and the facilities of the retail park at Longwell Green are both nearby. There is a range of green, wooded and riverside walks also within easy striking distance. Bristol 3.6 miles Bath 8.7 miles



Popular cul de sac location.



just a thought...

If you hadn't considered a modern home before, this could be the one! Deceptively spacious, lovely rear garden, garage and off street parking, all set in a super poplar, convenient area.