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- Lounge/diner
- Re-fitted modern kitchen
- Two good size bedrooms
- Enclosed rear garden
- Double glazing
- Gas central heating
- Garage and driveway



PROPERTY TYPE House - Semi-Detached  
BEDROOMS 2  
RECEPTION ROOMS 1  
BATHROOMS 1  
EPC RATING C  
COUNCIL TAX BAND B



Situated in a Cul-de-sac position on the St George/Hanham borders is this well presented semi detached property.

The accommodation comprises an entrance hallway, a lounge/dining room and a re-fitted modern kitchen.

To the first floor are two good size bedrooms and a bathroom.

Outside is an open plan front garden with a gate to the side, leading to an enclosed garden with a paved patio and boasting a southerly aspect.

The property further benefits from a garage, parking, gas central heating and double glazing.

## the location

Superb location! Close to all good local amenities, including shops at Hanham high street and a Sainsburys Local. Church Road, St George is a short distance away and there are local senior and junior schools within easy striking distance. The green spaces of Troopers Hill, Dundridge playing fields, Crews Hole, Conham River Park and Magpie Bottom Nature Reserve are all within easy reach. Bristol 2.8 miles Bath 9.2 miles.

## what the owners will miss

*"The thing we will miss most of all will be the house and garden in summertime. As the lounge and garden are south facing, we get so much sunlight indoors and it is lovely to sit outside on the patio with the back doors wide open. It is also great to have a driveway and garage for bike storage and repairs, and the location of the house is perfect for cycle commutes and escapes to the countryside"*

## just a thought...

An Ideal first home, ready to move into within easy reach of Hanham high Street and its local amenities.

Early viewing advised.