

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 14'1" x 12'8" (4.30m x 3.88m)
- Living Room 12'8" x 8'2" (3.87m x 2.51m)
- Kitchen 11'4" x 8'9" (3.46m x 2.68m)
- Hallway 4'11" x 2'10" (1.51m x 0.88m)
- WC 1'26" x 0'83" (0.40m x 0.31m)
- Landing 13'0" x 11'3" (3.97m x 3.43m)
- Bedroom 13'0" x 11'2" (3.97m x 3.43m)
- Bedroom 8'5" x 7'0" (2.58m x 2.14m)
- Bathroom 7'0" x 8'5" (2.14m x 2.58m)



Approximate total area 670 ft<sup>2</sup> 62.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



- Living room
- Kitchen/diner
- Downstairs WC
- Two double bedrooms
- Bathroom
- Unusually large garden
- Parking
- No onward chain

PROPERTY TYPE House - Semi-Detached

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND C



Superb two bedroom semi detached home in super, convenient locality just off Winterbourne high street.

Entrance hallway, living room, kitchen/diner and downstairs WC. At the first floor are two double bedrooms, plus a bathroom.

With a decent sized front garden and off street parking, there is a fabulous, unusually large garden to rear with various patio and lawned areas and a range of mature trees - genuinely a gardeners paradise which needs to be seen!



### the location

With a range of local amenities close at hand, there are a number of good local schools. With easy access to Bristol Parkway, and the extensive shopping facilities of both Yate and Bradley Stoke. Bristol 4.7 miles Bath 13.3 miles

*Offered for sale with no onward chain!*

### just a thought...

If you hadn't considered Winterbourne before, this could be the one! Well placed, in a highly sought after area, with a fabulous garden, this home offers all the benefits of living close to the city, yet with a more rural feel. A rare opportunity not to be missed!