

**Ground Floor**

- Living Room: 4.81 x 3.18 m
- Dining Room: 2.87 x 4.10 m
- Kitchen: 3.13 x 2.95 m
- Conservatory: 2.68 x 2.70 m
- Hallway: 1.05 x 6.4 m

**Floor 1**

- Bedroom: 2.87 x 4.19 m
- Bedroom: 2.87 x 3.18 m
- Bathroom: 2.76 x 1.96 m
- Landing: 1.02 x 2.00 m

**Approximate total area**

- 1029 ft<sup>2</sup>
- 95.7 m<sup>2</sup>
- Reduced headroom: 30 ft<sup>2</sup>
- 2.8 m<sup>3</sup>

**GIRAFFE 360**

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

Reduced headroom: Below 5 ft/1.5 m

**Floor 2**

Left Room: 8'0" x 11'8" (2.46 x 3.58 m)



- Living room
- Separate dining area
- Kitchen
- Conservatory
- Three bedrooms
- Partially converted loft access
- Parking
- Enclosed rear garden
- No chain



PROPERTY TYPE House - Semi-Detached  
BEDROOMS 3  
RECEPTION ROOMS 2  
BATHROOMS 1  
EPC RATING D  
COUNCIL TAX BAND C



Well presented semi detached family home.

Entrance hallway with turned staircase, living room, separate dining area, conservatory and kitchen.

At the first floor are three bedrooms, a partially converted loft access via a ladder with velux window and family bathroom.

To the front is off street parking, and a good sized, enclosed lawned rear garden.

Offered for sale with no onward chain!



## the location

Set in a popular, convenient location, a short distance from the comprehensive facilities of Staple Hill high street, Page Park and Kingswood leisure centre, which has a gym and swimming pool, are both within easy striking distance. The Bristol to Bath cycle track is close by and there are a range of local schools within the area. Bristol 4.5 miles Bath 11.3 miles

*Offered for sale with  
no onward chain*

## just a thought...

If you hadn't considered this area before, this home is well worth a look! Surprisingly well connected, with a range of local facilities, this spacious home has a great garden, off street parking and really is ready to move into!