

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, 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 13'2" x 12'11" (4.03m x 3.94)
- Living Room 15'11" x 9'9" (4.86m x 2.98m)
- Dining Room 11'4" x 8'8" (3.47m x 2.65m)
- Kitchen 9'1" x 8'7" (2.78m x 2.63m)
- Sun Room 11'8" x 8'11" (3.56m x 2.73m)
- Landing 9'4" x 8'9" (2.87m x 2.67m)
- Bedroom 8'7" x 6'9" (2.63m x 2.08m)
- Bedroom 6'10" x 6'1" (2.10m x 1.86m)
- Bedroom 11'4" x 8'8" (3.47m x 2.66m)

Approximate total area 997 ft² 92.7 m²

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

GIRAFFE360



- Spacious family home with off street parking and garage
- Four well-proportioned bedrooms
- Bright and spacious living room
- Separate dining room
- Large family bathroom
- Sun-trap rear garden
- Ideal family home
- Early viewing highly recommended

PROPERTY TYPE House - Semi-Detached

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND C

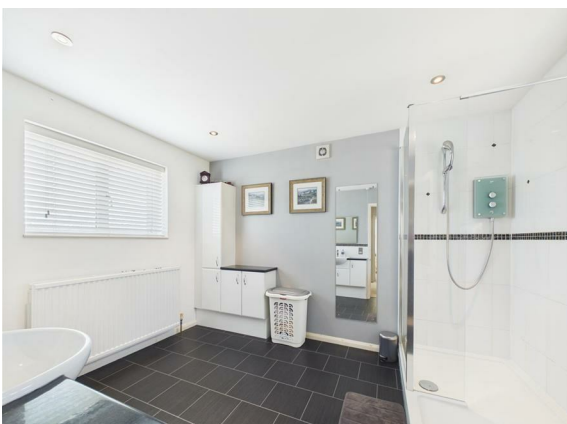
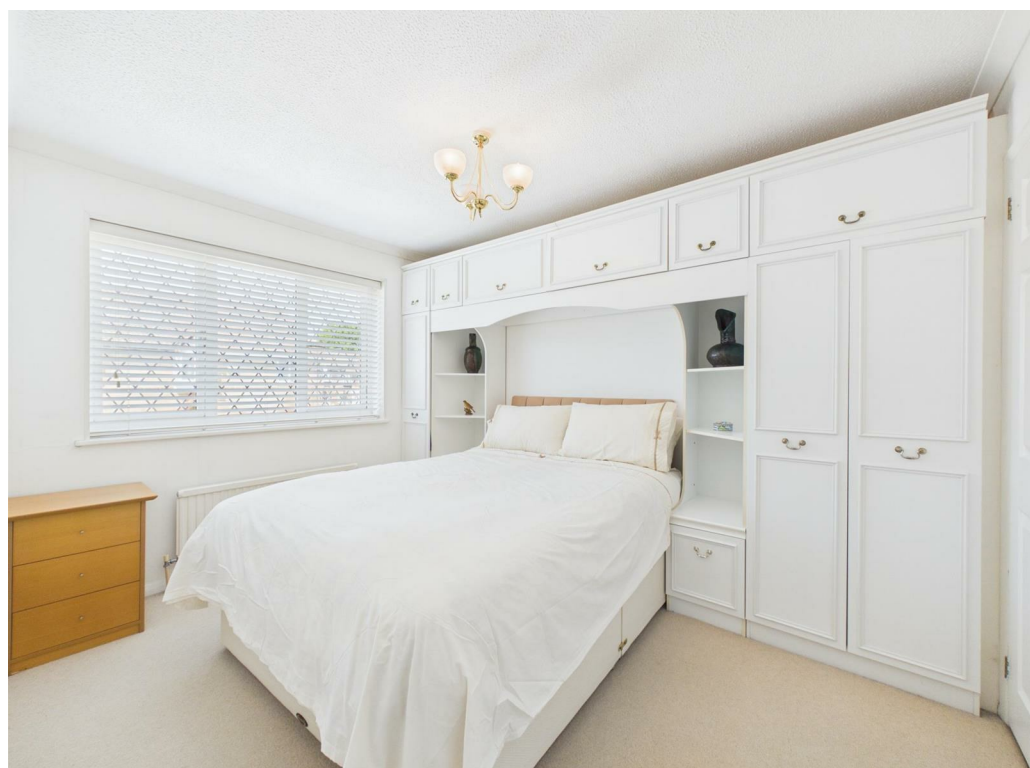


Spacious family home with off street parking and garage.

The property features an entrance hallway, living room, dining room, and kitchen.

Upstairs the property boasts four bedrooms, and a very spacious family bathroom.

Externally the property benefits a sun trap rear garden, an external garage and off road parking. This well maintained family home is in a great residential area so not one to be missed.



the location

Set in the popular location, there is a whole range of facilities literally on the doorstep, including Aspects Leisure complex with gym, swimming pool, cinema complex and eateries. Gallagher Retail park is also a short distance away with a number of national retailers including Marks and Spencer, Next and Costa. The Avon ring road is readily accessible, as is the Bristol to Bath cycle path. Bristol 5.2 miles Bath 8.5 miles

The property sits in a peaceful suburban area, it is well positioned for commuters, with nearby transport links connecting residents to both major cities.



just a thought...

With four bedrooms and a peaceful location, this could be the perfect house for a young family.