

Entry

Hallway

Living Room 12'9" x 12'8" (3.89m x 3.87m)

Dining Room 12'3" x 11'6" (3.75m x 3.52m)

Kitchen 16'3" x 8'2" (4.96m x 2.51m)

Rear Lobby

WC 5'6" x 2'7" (1.70m x 0.80m)

Landing

Bedroom 12'11" x 11'4" (3.95m x 3.47m)

Bedroom 12'1" x 11'8" (3.69m x 3.58m)

Bedroom 7'10" x 7'10" (2.41m x 2.40m)

Bathroom 7'3" x 5'6" (2.22m x 1.69m)



- Living room
- Separate dining room
- Extended kitchen
- Rear lobby/utility and WC
- Three bedrooms
- Garage and parking
- Enclosed rear garden
- Gas central heating
- No onward chain

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



Well proportioned semi detached family home.

Entrance porch, entrance hallway, living room, separate dining room, extended kitchen, rear lobby/utility and downstairs wc.

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

With off street parking to front with garage, there is a good sized, enclosed family friendly rear garden.



the location

Set on an ever popular road close to nearby junior and senior schools, Gover Road playing fields and the wooded walks through Hencliffe woods to the River Avon. Local shops are available at nearby Memorial Road. The more comprehensive facilities of Hanham high street and the retail park at Longwell Green are within easy striking distance. Bristol 3.6 miles Bath 8.4 miles

just a thought...

Although requiring some updating this well loved home wlll provide a comfortable property for the young or growing family alike. Good dimensions, great location a genuine opportunity not to be missed.

*Offered for sale with
no onward chain!*