

Ground Floor

Living Room: 9'10" x 14'10" (3.00 x 4.52 m)

Dining Room: 9'7" x 13'1" (2.94 x 4.01 m)

Kitchen: 13'10" x 9'10" (4.22 x 3.00 m)

Bathroom: 5'1" x 10'11" (1.56 x 3.34 m)

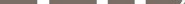
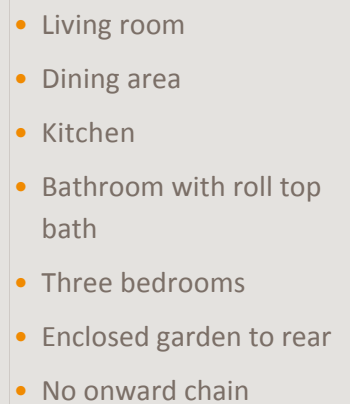
Hallway: 4'11" x 15'4" (1.52 x 4.68 m)

Approximate total area: 893 ft² (83 m²)

Reduced bedroom: 11 ft² (1.1 m²)

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

GIRAFEE 360



PROPERTY TYPE House - Terraced

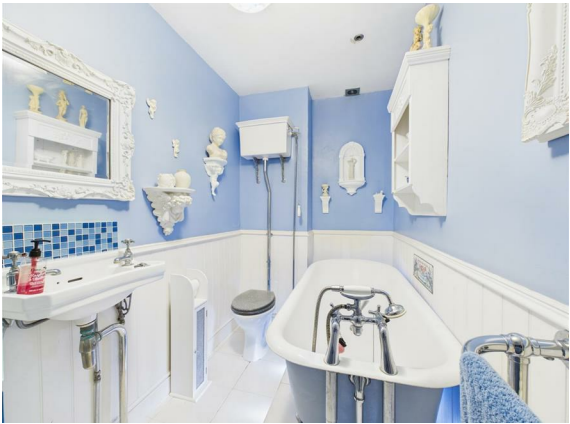
BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



Well proportioned and characterful double bay villa.

Entrance hallway, living room, dining area and kitchen, plus bathroom with roll top bath.

At the first floor are three bedrooms.

The rear garden is of decent proportion and is fully enclosed with a raised, decked seating area.

Offered for sale with no onward chain!



the location

Set in super convenient location, a short distance away from the facilities of Kingswood shopping centre and nearby Fishponds Road, with its range of shops and cafes. There are local schools nearby, good access to Bristol city centre, via frequent local bus services. Bristol 3.3 miles Bath 10.5 miles

Offered for sale with no onward chain!

just a thought...

If you hadn't considered this area, or style of home before, this could be the one! Bags of character, deceptively spacious, and a really good sized enclosed rear garden. This is an opportunity not to be missed!