

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.

- Entry 0.47 x 1.76 m
- Hallway 1.5 x 7.0
- Living Room 12'3" x 11'10" (3.75m x 3.61m)
- Dining Room 12'3" x 10'11" (3.74m x 3.35m)
- Room 10'7" x 6'10" (3.23m x 2.10m)
- WC 7'0" x 3'5" (2.15m x 1.06m)
- Kitchen 13'2" x 6'6" (4.03m x 1.99m)
- Landing 12'4" x 12'2" (3.77m x 3.73m)
- Bedroom 12'5" x 11'4" (3.79m x 3.47m)
- Bedroom 8'0" x 6'5" (2.46m x 1.96m)
- Bathroom 6'6" x 5'5" (1.99m x 1.66m)

Approximate total area 1125 ft<sup>2</sup>  
 104.4 m<sup>2</sup>  
 Reduced bedroom 13 ft<sup>2</sup>  
 1.3 m<sup>2</sup>

(1) Excluding balconies and terraces.  
 Reduced bedroom Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and to scale. This floor plan is intended for illustration only.  
 GIRAFFE360



- Living room
- Dining area
- Breakfast area
- Kitchen
- Downstairs WC
- Three bedrooms
- Gas central heating
- Garage and parking
- Enclosed rear garden

**PROPERTY TYPE** House - Semi-Detached

**BEDROOMS** 3

**RECEPTION ROOMS** 1

**BATHROOMS** 1

**EPC RATING** C

**COUNCIL TAX BAND** C



Extremely well presented and sizeable semi detached family home.

Entrance hallway, living room, dining area and breakfast area, modern kitchen, plus downstairs w.c

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

Externally, is off street parking to front and side of the house, with an enclosed rear garden with additional parking, garage, with electric door, and lawned areas.

Offered for sale with no onward chain!



### the location

Set in a super, convenient location close to all good local shops and amenities, there are nearby local schools, and the retail park at Longwell Green with its range of national retailers, gym, swimming pool and cinema complex is a short distance away. Bristol 4.5 miles Bath 7.6 miles

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### just a thought...

Don't be fooled by the pleasant, yet modest exterior, for behind lies an extremely well presented, sizeable family home ready to move in to. Off street parking, good size garden and garage and all offered an an extremely competitive price point!