

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.



- Porch 5'0" x 3'6"
- Hallway 4'3" x 6'1"
- Living Room 14'11" x 12'11" (4.55m x 3.95m)
- Kitchen/Diner 15'10" x 9'0" (4.83m x 2.75m)
- Landing 3'7" x 8'4"
- Bedroom 2'04" x 2'76"
- Bedroom 9'0" x 11'8"
- Bedroom 9'0" x 12'1"
- Bathroom 6'7" x 5'11" (2.02m x 1.81m)
- Bedroom 11'8" x 9'0" (3.57m x 2.76m)
- Bedroom 12'1" x 9'1" (3.69m x 2.77m)
- Bedroom 9'0" x 6'8" (2.76m x 2.04m)
- Bathroom 6'7" x 5'11" (2.02m x 1.81m)



- Living room
- Kitchen/diner
- Three bedrooms
- Rear garden
- Garage
- Gas central heating
- Viewing advised

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B



Well presented three bedroom home in popular locality.

Entrance porch, living room, kitchen/diner.

At the first floor are three bedrooms and a bathroom.

Open plan front garden, enclosed patio, garden to rear with a single garage.



the location

Set in a popular, convenient location a short distance from the facilities of Emerson Green and the shops at Badminton Road, Downend. There are a range of good local schools nearby, Rodway Common and the Bristol to Bath cycle track are both easily accessible. Bristol 5.9 miles Bath 12.3 miles

Surprisingly spacious home.

just a thought...

If you hadn't considered this style of property before you should definitely book a viewing! Surprisingly spacious with a garden and garage and ready to move into - and offered at an extremely competitive price point.