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- Tastefully presented home
- Lounge with French doors to rear garden
- Kitchen/diner with integrated appliances
- Three bedrooms
- Modern bathroom
- Garage in nearby block and off street parking
- Enclosed garden
- Garden lodge/summerhouse

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND C



A tastefully presented 1960's style terrace property situated in a popular backwater cul de sac.

The accommodation comprises entrance hallway, generous lounge with sliding doors to the rear garden and a fitted kitchen/diner with integrated appliances.

To the first floor are three bedrooms and a modern bathroom.

Outside, to the front is off street parking with the added benefit of a garage in nearby block.

To the rear is an enclosed garden boasting southerly aspect, with gate to a rear pedestrian lane and a garden lodge/summerhouse.



## the location

Well placed for the local facilities of Hanham high street and Kingswood shopping centre. The greenspace of Magpie Bottom nature reserve is not far away. There are good local schools nearby, and the retail and leisure facilities of Longwell Green district centre are a short drive away. Bristol 3.4 miles Bath 9.2 miles



## what the owners will miss

*"It has been a wonderful home with a cosy feel and has really looked after us. We will also miss our neighbours and our southerly facing back garden.*



## just a thought...

A beautifully presented, ready to move into property. A perfect first home - be quick!