

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, 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.

- Hallway 12'9" x 11'5" (3.89 x 3.48)
- Living room 10'10" x 11'11" (3.30 x 3.63)
- Dining room 16'8" x 10'6" (5.08 x 3.20)
- Second lounge 12'10" x 11'0" (3.91 x 3.35)
- Bedroom 12'10" x 11'0" (3.91 x 3.35)
- Bedroom 12'10" x 11'0" (3.91 x 3.35)
- Bathroom 5'9" x 5'9" (1.75 x 1.75)
- Bedroom 12'6" x 7'2" (3.81 x 2.18)
- Bedroom 14'5" x 9'3" (4.39 x 2.82)
- WC



- Two Reception rooms
- Kitchen/breakfast room
- Four bedrooms
- Good size, mature garden
- Garage and off street parking
- Adaptable accommodation
- Gas central heating

PROPERTY TYPE Bungalow - Semi

Detached

BEDROOMS 4

RECEPTION ROOMS 2

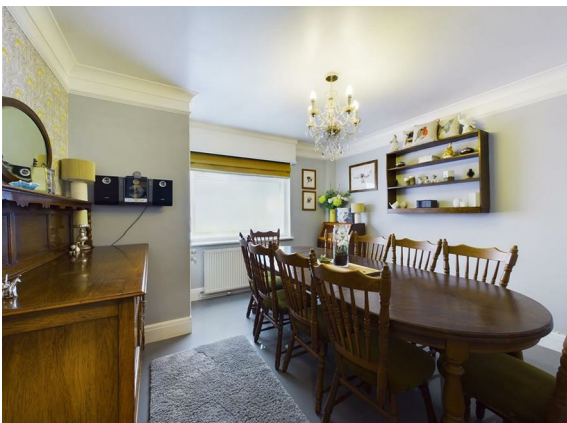
BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND D



A much improved, and extended, dormer bungalow occupying a highly sought after position. The adaptable and well presented accommodation potentially could provide upto five bedrooms. Presently arranged, the accommodation comprises an entrance porch, hallway, two lounges, dining room, kitchen/breakfast room and a shower room with two bedrooms and a 'Jack and Jill' w.c. to the first floor. Outside, to the front is a generous frontage providing off street parking for a number of vehicles and a garage. To the rear, is a good size, mature garden with a canopied seating area. Internal viewing is highly recommended to appreciate all on offer.



the location

Ideally located for local amenities including Doctors surgery and local junior and senior schools, Gover Road playing fields and access to the cycle track are close by, and the lovely wooded walks of Hencliffe/Hanham woods. The facilities of Hanham High Street are a short walk and the more comprehensive leisure and shopping facilities of Longwell Green district centre, with leisure centre, cinema and retail shops, including Marks and Spencers and Costa Coffee, are also a short distance away. Bristol 3.5 miles Bath 8.6 miles

what the owners will miss

We will miss having our morning coffee in canopied area whilst listening to the birds, also we have plenty of off street parking for when family and friends come over.



just a thought...

Bungalows of this size and location, being close to popular schools and amenities could also be of interest to growing families.