

Approximate total area* 738.07 ft² 68.57 m²

Balconies and terraces 21.64 ft² 2.01 m²

*Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Living Room 13'5" x 12'0" 4.09 x 3.66 m

Bedroom 11'5" x 10'0" 3.48 x 3.06 m

Bedroom 10'7" x 10'0" 3.23 x 3.06 m

Bedroom 7'7" x 6'5" 2.33 x 1.96 m

Kitchen/Diner 16'6" x 8'10" 5.05 x 2.70 m

Kitchen 6'4" x 8'7" 1.95 x 2.62 m

Bathroom 5'3" x 5'1" 1.61 x 1.82 m

Hallway 16'5" x 3'0" 5.02 x 0.92 m

Porch 3'1" x 5'6" 0.94 x 1.68 m



PROPERTY TYPE Bungalow - Semi
Detached
BEDROOMS 2
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING D
COUNCIL TAX BAND C



Recently refurbished and beautifully presented semi detached home in a coveted locality. Entrance porch, good size lounge, 'L' shaped kitchen/dining room, two double bedrooms and recently refitted bathroom suite. With off street parking, single garage and enclosed rear garden, an inspection is highly recommended.



the location

Well placed for access to Hanham High Street and its range of shops, bars and restaurants, Vicarage playing fields and the adjoining river park and its range of wooded river walks are close at hand. The more comprehensive facilities of Longwell Green district centre and its range of national retailers including Marks & Spencer, Costa, cinema complex and gym are also near by. Bristol 4.2 miles Bath 9.9 miles

just a thought...

Despite the modest exterior, this home boasts a modern contemporary interior with recently refitted kitchen and bathroom. If you are looking for a home to move straight into, this should be top of your list.



Inspection is highly recommended