

**Ground Floor**

**Living/Dining Room:** 25'2" x 9'7" (7.69 x 2.94 m)

**Kitchen:** 13'9" x 6'10" (4.20 x 2.09 m)

**Terrace:** 7'4" x 15'2" (2.25 x 4.63 m)

**Hallway:** 22'7" x 4'9" (6.90 x 1.47 m)

**Stairs:** 6'90 x 1'47 m

**Approximate total area:** 803.85 ft<sup>2</sup> / 74.68 m<sup>2</sup>

**Balconies and terraces:** 232.71 ft<sup>2</sup> / 21.62 m<sup>2</sup>

**Reduced headroom:** 13.88 ft<sup>2</sup> / 1.29 m<sup>2</sup>

**(1) Excluding balconies and terraces:**

**Reduced headroom:** Below 5 ft/1.5 m

**GIRAFEE360**

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 were based on RICS IPMS 3C standard. Please note that party and therefore may not comply with RICS IPMS 3C.





PROPERTY TYPE House - Terraced  
BEDROOMS 2  
RECEPTION ROOMS 1  
BATHROOMS 1  
EPC RATING D  
COUNCIL TAX BAND B



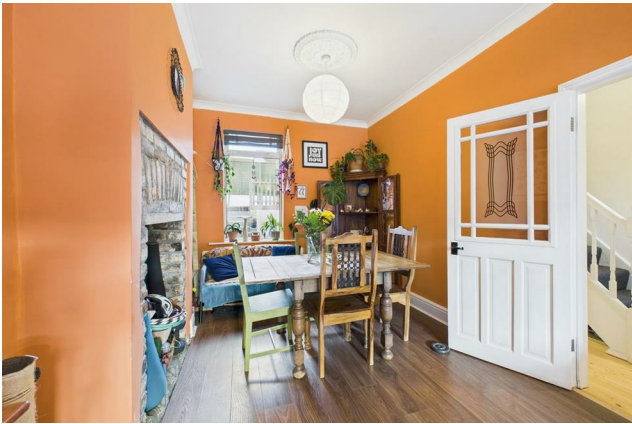
A spacious period property situated in pleasant backwater position.

The accommodation comprises entrance hall, bay fronted lounge opening through to a dining room and kitchen.

To the first floor are two large double bedrooms, and a four piece bathroom.

Outside, is a raised, decked courtyard garden.

No onward chain



## the location

Set not far from the heart of Kingswood, with its shops, bars and restaurants, the Avon ring road and cycle path, are also within easy striking distance. The shopping facilities of Gallagher retail park at Longwell Green, are a short drive. Ideally placed for access for both Bristol and Bath, this is an ideal family home. Bristol 3.1 miles Bath 10.2 miles

## what the owners will miss

*"We will miss the light and airy lounge, the quiet position and the nearby playing fields for evening walks."*



## just a thought...

Homes of this nature often attract a lot of interest, so we would recommend a prompt viewing to avoid disappointment.