

Ground Floor		Floor 1	
 <p>Living Room 13'0" x 12'0" (3.97 x 3.66 m)</p> <p>Hallway 14'6" x 5'11" (4.42 x 1.82 m)</p> <p>Dining Room 17'6" x 9'6" (5.36 x 2.90 m)</p> <p>Kitchen 11'6" x 10'6" (3.51 x 3.20 m)</p>	 <p>Bedroom 13'6" x 10'11" (4.11 x 3.33 m)</p> <p>Bedroom 9'11" x 7'2" (2.77 x 2.19 m)</p> <p>Landing 9'6" x 7'2" (2.91 x 2.19 m)</p> <p>Bathroom 5'6" x 7'0" (1.69 x 2.16 m)</p> <p>Bedroom 11'3" x 10'10" (3.43 x 3.32 m)</p>		
<p>Hallway 14'6" x 5'11" (4.42m x 1.82m)</p> <p>Living Room 13'0" x 12'0" (3.97m x 3.66m)</p> <p>Dining Room 17'7" x 9'6" (5.36m x 2.90m)</p> <p>Kitchen 11'6" x 10'5" (3.51m x 3.20m)</p> <p>Landing 9'6" x 7'2" (2.91m x 2.19m)</p> <p>Bedroom 13'5" x 10'11" (4.11m x 3.33m)</p> <p>Bedroom 11'3" x 10'10" (3.43m x 3.32m)</p> <p>Bedroom 9'1" x 7'2" (2.77m x 2.19m)</p> <p>Bathroom 7'1" x 5'6" (2.16m x 1.69m)</p>	<p>Approximate total area 951 ft<sup>2</sup> 88.3 m<sup>2</sup></p>	<p>GIRAFEE 360</p> <p>standard.</p> <p>Calculations are based on RICS IPMS 3C plan is for illustrative purposes only.</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>(1) Excluding balconies and terraces.</p>	



- Living room
- Extended I-shaped kitchen/diner with classic blue contemporary style kitchen.
- Three bedrooms
- Lovely, enclosed rear garden
- Garage and off street parking
- Viewing advised



PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND C



Beautifully presented and well proportioned semi detached family home.

Entrance hallway, living room, extended I-shaped kitchen/diner with classic blue contemporary style kitchen.

At the first floor are three bedrooms, and a family bathroom.

Outside, is there is a garage, and off street parking, plus a lovely sized, enclosed, level lawned rear garden.

Since the Vendors purchase of the property they have re-fitted the kitchen and bathroom, installed a gas boiler, carried out re-wiring and installed new front door and windows.

Viewing highly recommended.

### the location

Set in a super, convenient and desirable location, with a range of nearby local amenities including, local schools, doctors and dentists. The green space of Gover Road playing fields, leading onto the cycle track, is literally across the road. Wooded and river walks are available at nearby Hanham Mills and Conham woods, which in turn leads down to the River Avon at Crews Hole. There is local shopping at Memorial Road, and nearby Hanham high street, with its range of shops, bars and restaurants. The more comprehensive facilities of Longwell Green including gym, swimming pool, cinema complex

### just a thought...

If you hadn't considered this era of house before, this one should be viewed! Set on a lovely plot with off street parking, the house has been beautifully decorated, is deceptively spacious, with the addition of an extension to the rear, family homes of this type and quality are rarely available and are always extremely popular.

### what the owners will miss

"We absolutely love this house and would take it with us if we could! The house is so light and airy. The kitchen/diner space and how it's changed how we live as a family

- How quiet it is in the back garden
- The size of the garden and the sun in the evening
- How great the links to town are with the bus route
- How quick the walk to school is and how safe it is for bikes and scooters
- Being opposite a brilliant park, close to fields, river and walks in nature"