Floor

"S'E x "01'S m 89.0 x 78.0

Landing

Ground Floor

Reception Room 12'0" x 14'4" 3.68 x 4.39 m

"4'41 × "01'11 m 85.4 x 53.5

Bedroom

"E'E x "01'21 m 66.0 x E8.4

Hallway

"8'01 × "01'11 m f2.8 × f8.8

Living Room



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 their solicitor. Items shown in photographs are not included unless surveyor. References to the tenure of a property, and check its availability.

(86.8 x 07.8) "1'81 x "1'21 Bedroom (85.4 x 53.5) "4'41 x "01'11 Bedroom Bedroom First Floor Landing (2.19 x 2.05) "8'8 x "2'7 Bathroom горрλ 10'9" x 6'8" (3.30 x 2.05) "0'7 x "11'2 m 41.2 x 0e.0 wooy ung m 9.88 Горру 24 956 12'0" x 6'7" (3.67 x 2.01) Approximate total area Kitchen m f0.2 x 78.E "8'8 x "2'7 m 20.5 x 91.2 15.0" x 6'7" 12.0" x 14'4" (3.68 x 4.39) Kitchen Bathroom Reception Room (11.6 x 10.6) "8'01 x "01'11 "8'8 x "9'01 m 20.2 x 0£.£ MooA BniviJ Sunroom 15'10" x 3'2" (4.83 x 0.99) Hallway



- Living room
- Second reception room
- Sun room/dining area
- Kitchen
- Bathroom
- Two bedrooms
- Larger than average garden
- Viewing advised

PROPERTY TYPE House - Semi-Detached

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND B







Beautifully presented Victorian semi detached home.

Entrance hallway, living room, second separate reception, sun room/dining area, modern kitchen and bathroom at the ground floor.

At the first floor are two double bedrooms.

To the rear is a larger than average garden with lawn and areas laid to chippings, with a rear pedestrian access. Decorated to a good standard throughout, a viewing is advised.







what the owners will miss

"We've been lucky to have incredible neighbours—always there when we needed anything, whether it was keeping an eye on the house while we were away, or just sharing a good laugh on the doorstep. There's a real sense of community here, and that's something we'll truly miss. The house itself has been such a special place, with its beautiful features, open fireplaces and high ceilings, that makes every room feel so spacious. We're excited for the next chapter, but we'll always have fond memories - both in the home and in the people around us."





the location

Set in a convenient location, close to all good local amenities, including local schools, pub and Kings Chase shopping centre.

Both Hanham and Longwell

Green, with the high street and retail park, are but a short drive away. The Avon ring road, is easily accessible. Bristol 4 miles

Bath 9.2 miles

just a thought...

Deceptively spacious and beautifully presented. Homes of this type always prove popular. Surprisingly large garden, and all offered at an extremely competitive price point.