

Hallway 15'10" x 3'2" (4.83 x 0.99)
Living Room 11'10" x 10'6" (3.61 x 3.21)
Reception Room 12'0" x 14'4" (3.68 x 4.39)
Kitchen 12'0" x 6'7" (3.67 x 2.01)
Sun Room 10'9" x 6'8" (3.30 x 2.05)
Lobby
Bathroom 7'2" x 6'8" (2.19 x 2.05)
First Floor Landing
Bedroom 11'10" x 14'4" (3.63 x 4.38)
Bedroom 12'1" x 13'1" (3.70 x 3.99)



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

Asking Price £310,000 Freehold

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.



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

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."



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.