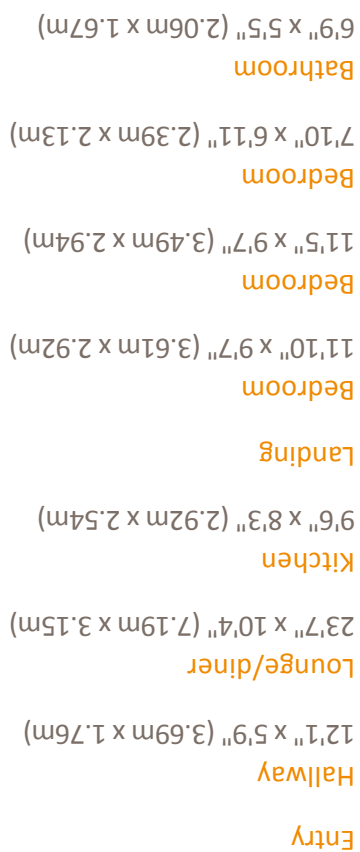


(1) Excluding balconies and terraces

Category	Area (ft ²)	Area (m ²)
Approximate total area	750	69.7
Balconies and terraces	277	25.7



PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND B



Well proportioned family home in popular, convenient location.

Entrance hallway, through lounge/diner, kitchen, three bedrooms and an upstairs family bathroom.

With a pleasant, two tier garden, with commanding views to rear, this home will be the ideal property for either first time buyers or a young family.



the location

Set just off the main A431 with its frequent local bus service in the the city centre, this home bridges the best of being close to the city, yet with greenspace literally on your doorstep. Troopers Hill nature reserve is but a short walk away, which in turn runs down to the river at Crews Hole running into Conham river park. The high streets of both Hanham and St George are both with easy striking distance. Bristol 2.3 miles Bath 9.6 miles

Offered for sale with no onward chain!

just a thought...

Although requiring some modernisation this home is a decent size, has off street parking, garden with a pleasant elevated view to rear, and all offered at an extremely competitive price point.

