

specifically mentioned within the sales particulars, but may be available by separate negodation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless 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 your sollicitor or





- Lounge
- Dining room
- Kitchen
- Three bedrooms
- Mature garden
- Double garage
- No chain!

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C







A spacious bay fronted semi detached family home situated in a popular location.

The accommodation comprises entrance porch, hallway, open plan lounge through to dining room with dividing doors and a good size kitchen.

To the first floor are three generous bedrooms and a shower room.

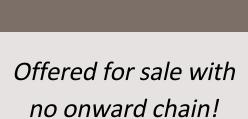
Outside, are mature gardens the rear boasting southerly aspects and large double garage.

Ideally situated for access to popular local schools, including Beacon Rise.

Early viewing highly recommended - No onward chain!











the location

Well located to access all local facilities including good local schools, and the high streets of both Hanham and Kingswood. The green space of Cock Road ridge is a short walk away, and the facilities of the Longwell Green retail park including Marks and Spencers, Costa and Next plus gym, swimming pool and cinema are easily accessible at nearby Longwell Green. The Avon ring road and Bristol to Bath cycle path are a short distance away. Bristol 3.4 miles Bath 8.7 miles.

just a thought...

An ideal opportunity to acquire a substantial family home that you can incorporate your own ideas into the refurbishment.