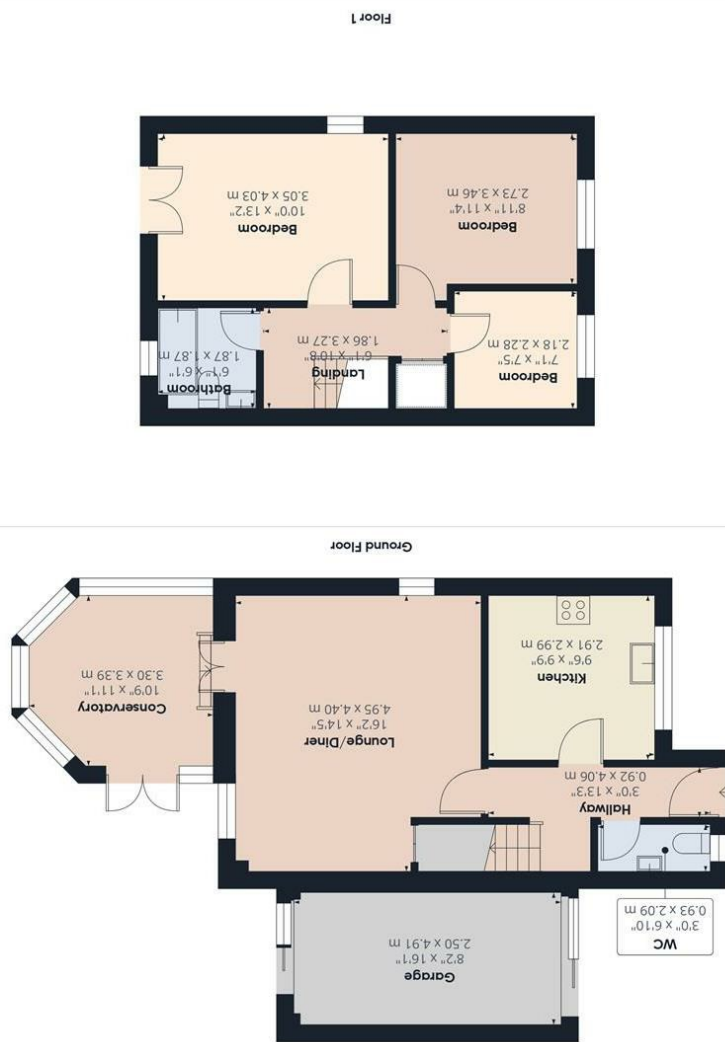


Hallway
 3'0" x 13'3" (0.92 x 4.06)
 WC
 Lounge/Diner
 16'2" x 14'5" (4.95 x 4.44)
 Kitchen
 9'6" x 9'9" (2.91 x 2.99)
 Conservatory
 10'9" x (3.30 x)
 First floor landing
 Bedroom
 10'0" x 13'2" (3.05 x 4.00)
 Bedroom
 8'11" x 11'4" (2.73 x 3.44)
 Bedroom
 7'1" x 7'5" (2.18 x 2.28)
 Bathroom
 6'1" x 6'1" (1.87 x 1.87)



- Lounge/diner
- Kitchen
- Conservatory & downstairs wc
- Three bedrooms the master with Juliette balcony
- Gardens
- Garage and driveway
- Cul de sac location



PROPERTY TYPE House - Link Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND C



Situated on this popular riverside development, we are pleased to offer for sale this link detached family home occupying a cul de sac position.

The accommodation comprises entrance hall, w.c, kitchen lounge/dining room and a conservatory.

To the first floor are three bedrooms, the master with Juliette balcony and a bathroom.

Outside, the front is lawned with decking and driveway to the side providing off street parking.

The attached garage has sliding doors to the front and rear, from where it is believed to be one of the original show homes, which could lend itself to further conversion (subject to planning) to additional living accommodation.

To the rear, is an enclosed lawned garden, further enhancing the property.

Located to close by riverside walks and Troopers Hill, a property viewing is recommended.



the location

Set close to the River Avon, Conham river park and Troopers Hill nature reserve, offering a feel of the country, yet being set close to the City. Bristol and Bath are both comfortably commutable. Bristol 3.4 miles Bath 10.1 miles

what the owners will miss

"It has been a really sad decision to leave our home, we will miss our neighbours, the cul de sac is really safe for children to play, the beautiful walks to the river, but also having access to the city centre and the local shops at St George and St Annes. We really love the location and are only moving for a larger home."

just a thought...

A countryside appeal with beautiful riverside walks, yet ideally situated for access to local amenities and the city centre.