

Ground Floor

Living Room 118' x 184' 3,58 x 5,60 m

Kitchen / Dining Room 278' x 811' 8,44 x 2,74 m

Garage 87' x 174' 2,64 x 5,29 m

Hallway 60' x 161' 1,83 x 4,93 m

WC 25' x 55' 0,76 x 1,66 m

Reduced Bedroom 12 ft² 1,1 m²

Approximate total area 1232 ft² 114,4 m²

Floor 1

Bedroom 2,91 x 2,26 m 9,6 x 7,5

Bedroom 6,6 x 7,4 1,98 x 2,26 m

Bedroom 8,9 x 10,10 2,67 x 3,30 m

Bathroom 6,4 x 7,2 1,95 x 2,18 m

Landing 9,1 x 5,4 2,72 x 1,63 m

En-Suite 1,97 x 4,96 m 6,5 x 6,5

Bedroom 11,7 x 11,0 3,53 x 3,37 m

Calculations reference the RICS IPMS 3 standard. Measurements are approximate and not for scale. This floor plan is intended for illustration only.



PROPERTY TYPE House - Detached

BEDROOMS 4

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING D

COUNCIL TAX BAND E



Beautifully presented and fully refurbished detached family home.

Entrance hallway with double doors leading to living room, open plan kitchen/diner with newly fitted cream kitchen and granite worktops, downstairs WC and courtesy door to integral garage with electric roller shutter door.

At the first floor are four bedrooms with a newly fitted bathroom and newly fitted en suite to master bedroom.

To the front of the property is off street parking, and in the rear garden is a patio running across the rear of the house with a pleasant, enclosed lawned rear garden.

Offered for sale with no onward chain.



the location

Set on this ever popular modern development set just off Webbs Heath, and close to nearby Oldland Common. The Avon ring road and cycle path are readily accessible, there are good local schools nearby. Bridgegate offers the bridge between city and country living. Bristol 6.4 miles Bath 8.4 miles

Offered for sale with no onward chain!

just a thought...

If you are looking for a house ready to move in to, this is the one! Fully refurbished, in a great location, this is a genuine opportunity not to be missed!