

**Ground Floor**

Living Room: 12'10" x 11'1"  
 Dining Room: 10'5" x 10'0"  
 Kitchen: 14'2" x 7'10"  
 Conservatory: 11'3" x 10'1"  
 Hallway: 14'2" x 6'0"  
 Entry: 1'8" x 5'7"

**First Floor**

Bedroom: 12'1" x 8'1"  
 Bedroom: 3'9" x 2'7"  
 Bedroom: 8'2" x 7'2"  
 Landing: 9'5" x 7'2"  
 Bathroom: 5'5" x 7'1"

Approximate total area: 91.6 m<sup>2</sup> (987 ft<sup>2</sup>)





PROPERTY TYPE House - End Terrace  
BEDROOMS 3  
RECEPTION ROOMS null  
BATHROOMS null  
EPC RATING  
COUNCIL TAX BAND C



Three bedroom end of terrace home in popular location.

Entrance porch, entrance hallway, through lounge/diner, kitchen and conservatory. At the first floor are three bedrooms and a family bathroom.

With good size gardens to front and rear, there is also the benefit of a larger than average garage, access via a rear lane.



### the location

Well placed for access to local junior and senior schools, the green space of Gover Road, Hencliffe Woods and walks by the River Avon. With local shops at nearby Memorial Road, the more comprehensive facilities of Hanham high street and Longwell Green retail park, are both within easy striking distance. Bristol 3.8 miles Bath 8.9 miles

*Offered for sale with no onward chain.*

### just a thought...

Although requiring some updating, this well loved and well proportioned property will provide a young family the basis for a comfortable and conveniently located family home. Decent garden, and garage, this home is a real opportunity.