

PROPERTY SUMMARY

This well presented home features an inviting entrance hall leading into a spacious living room, perfect for relaxing or entertaining. The modern kitchen is well equipped and benefits from side doors that open out to the garden, while the adjoining dining room also offers access to the rear garden through double doors and connects directly to the living room, creating a seamless flow throughout the ground floor. There's excellent potential to open up the kitchen and dining areas into a large kitchen/diner, enhancing the open plan feel. Upstairs, the property offers two generous double bedrooms and a well proportioned single bedroom, along with a contemporary family bathroom.

Outside, the substantial rear garden is designed for low maintenance and includes a versatile outbuilding with power and lighting, ideal for use as a home office or studio. To the front, a driveway provides off road parking for two to three cars.

3

1



2















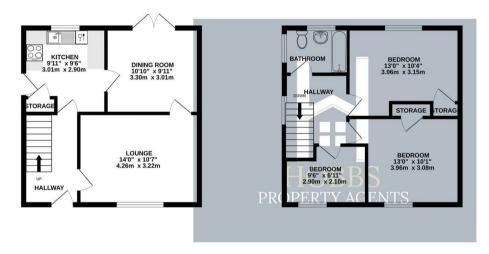






 GROUND FLOOR
 1ST FLOOR

 416 sq.ft. (38.6 sq.m.) approx.
 416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 1008 sq.ft. (93.7 sq.m.) approx.

 EXTERNAL 176 sq.ft. (16.4 sq.m.) approx.



LOCAL AUTHORITY

South Gloucestershire

TENURE

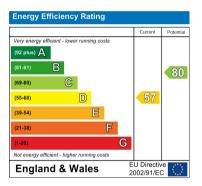
Freehold

COUNCIL TAX BAND

R

VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE DETAILS

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