

### **PROPERTY SUMMARY**

Step inside and you're greeted by a welcoming entrance hall that leads through to a spacious open-plan living, dining and kitchen area. The layout flows beautifully, offering plenty of room to relax or entertain. The kitchen is sleek and modern, complete with built in appliances, giving the whole space a clean, contemporary feel. The modern bathrooms finishes the property and there is a useful storage cupboard in the hallway.

The property boasts a generously sized double bedroom, filled with natural light and offering ample room for wardrobes and furniture. The modern bathroom completes the property

Outside, you'll find allocated parking to the rear, making day to day living easy and convenient. There is also a bin & bike store available.











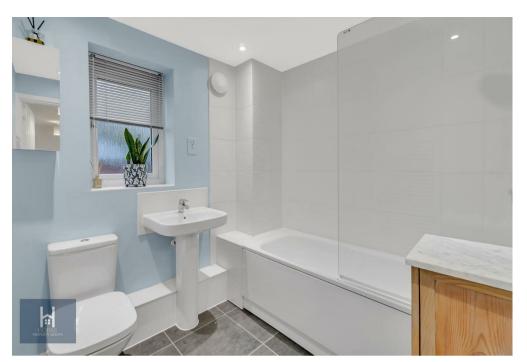










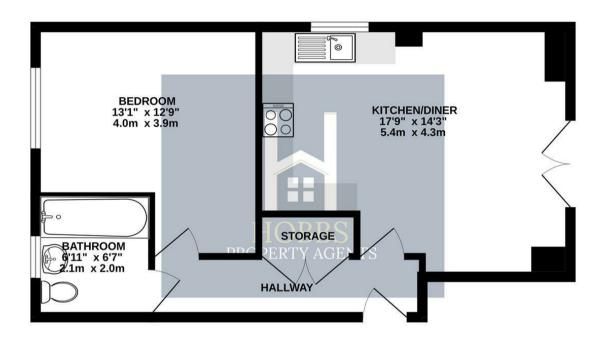








# GROUND FLOOR 476 sq.ft. (44.3 sq.m.) approx.



## TOTAL FLOOR AREA: 476 sq.ft. (44.3 sq.m.) approx.

Whits every attempt has been made to ensure the accuracy of the floorplan contained tree, measurements of doors, wideoles, roomed any other lense are appropriate any other lense are also of the control of the control

### LOCAL AUTHORITY

South Gloucestershire

### **TENURE**

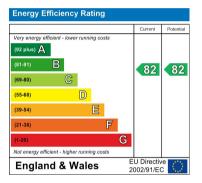
Leasehold

### **COUNCIL TAX BAND**

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### **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**01454 529 024

sales@hobbspropertyagents.co.uk