

Ground Floor

Sunroom 8'3" x 16'7" 2.52 x 5.07 m

Living Room 10'1" x 18'0" 3.34 x 5.50 m

Kitchen 13'10" x 6'4" 4.28 x 1.94 m

Hallway 11'4" x 2'11" 3.47 x 0.91 m

Cloakroom 7'3" x 7'8" 2.21 x 2.36 m

Storage 8'10" x 8'7" 2.71 x 2.63 m

WC 5'1" x 3'0" 1.56 x 0.94 m

First Floor

Bedroom 11'2" x 7'4" 3.41 x 2.25 m

Bedroom 11'2" x 8'6" 3.41 x 2.61 m

Bedroom 10'7" x 9'5" 3.25 x 2.88 m

Bathroom 13'1" x 4'6" 4.25 x 1.38 m

Landing 9'6" x 5'10" 1.78 x 1.78 m

Terrace

Approximate total area 1071 ft² 99.7 m²

Reduced headroom 2 ft² 0.2 m²

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

GIRAFFE 360



PROPERTY TYPE House - Detached
BEDROOMS 3
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING D
COUNCIL TAX BAND D



Well located detached family home, entrance hallway, living room, conservatory, kitchen, cloakroom room and downstairs WC

At the first floor are three good sized bedrooms, and a lovely large family bathroom with bath and walk in shower.

With off street parking to the front, and storage space, there is a pleasant enclosed garden to rear.



the location

Superbly located close to good local schools, and a short distance from the shops and facilities of Hanham high street. Magpie Bottom Nature Reserve is literally on the doorstep, and the more comprehensive facilities of the retail park at Longwell Green, with its range of national retailers including Marks and Spencer, Next and Costa, together with a swimming pool, gym and cinema complex. Bristol 3.2 miles Bath 9.1 miles

what the owners will miss

"We will miss the sounds of the wildlife from Magpie Bottom, the short walk to the shops and pubs, and our friendly neighbours"

just a thought...

If you hadn't considered a modern home, this could be the one to change your mind! Set in a great location, with everything a young family would need, off street parking, lovely garden and all offered at a competitive price point. This is one that should be viewed!