

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- En Suite 9'7" x 4'11" (2.94m x 1.51m)
- Bedroom 17'5" x 10'9" (5.31m x 3.30m)
- Bedroom 6'5" x 5'5" (1.98m x 1.67m)
- Bedroom 10'10" x 5'9" (3.13m x 1.77m)
- Bedroom 10'6" x 8'11" (3.21m x 2.72m)
- Bedroom 10'9" x 9'11" (3.30m x 3.03m)
- Landing 5'10" x 3'3" (1.80m x 1.00m)
- WC 15'4" x 13'6" (4.68m x 4.13m)
- Living/Dining Room 11'0" x 9'0" (3.37m x 2.75m)
- Kitchen
- Hallway



- Lounge/diner
- Kitchen
- Four bedrooms master with en suite
- Detached garage and off street parking
- Enclosed child friendly rear garden
- No onward chain

PROPERTY TYPE House - Semi-Detached

BEDROOMS 4

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING B

COUNCIL TAX BAND E



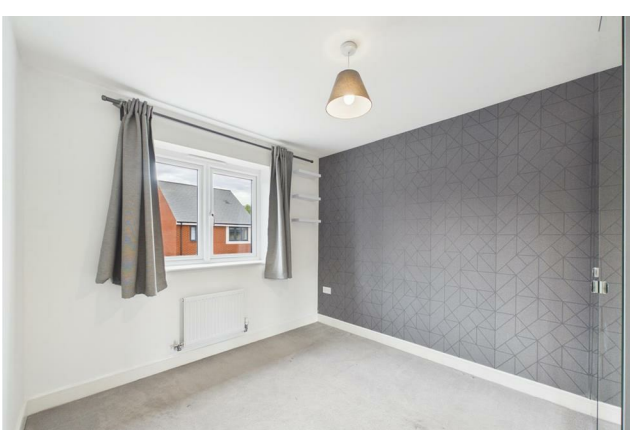
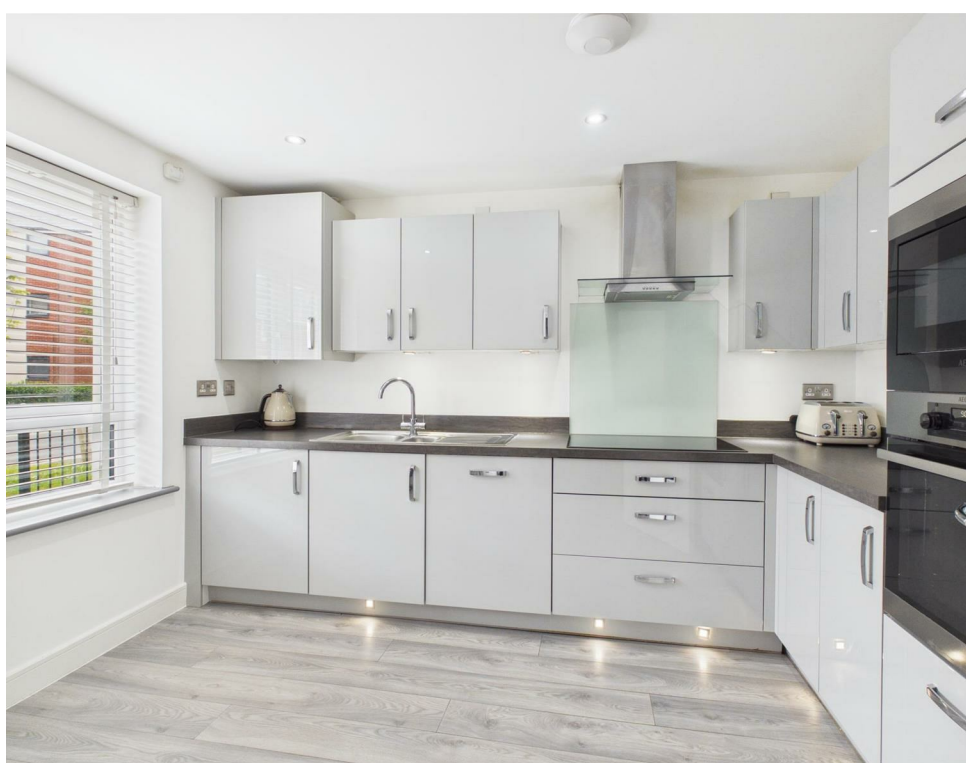
Well presented four bedroom, three storey semi detached home.

Entrance hallway with downstairs w.c good size lounge/diner and kitchen at the ground floor.

At the first floor are three bedrooms, and a family bathroom.

At the second is a master suite with built in wardrobes and an en suite shower room.

Externally, is ample off street parking, with a single detached garage and to the rear is a pleasant, enclosed child friendly rear garden.



## the location

Conveniently placed for access to UWE, M32/M4 motorway networks and the Avon Ring Road. There are nearby shopping facilities at Chiswick Village and Filton Retail Park. Abbey Wood and Parkway train stations are both readily accessible. Bristol 4.1 miles Bath 15.9 miles

*No onward chain!*

just a thought...

If you hadn't considered this area before, this could be the one! Well located, ready to move into, with off street parking, garage and decent garden. Inspection advised!