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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <p>Calculations reference the RICS IPM15 3d standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFEE360</p> | <p>(1) Excluding balconies and terraces</p>                                                            | <p>Approximate total area<br/>1233 ft<sup>2</sup><br/>114.4 m<sup>2</sup></p> | <p>Floor 2</p>  |
| <p>Floor 1</p>                                                                              | <p>Ground Floor</p>  | <p>Approximate total area<br/>1233 ft<sup>2</sup><br/>114.4 m<sup>2</sup></p> | <p>Floor 2</p>  |



PROPERTY TYPE House - Detached  
BEDROOMS 4  
RECEPTION ROOMS 2  
BATHROOMS 2  
EPC RATING D  
COUNCIL TAX BAND E



Well presented four bedroom detached family home.

Entrance hallway, living room, separate dining room, kitchen and downstairs w.c.

At the first floor are three bedrooms and a family bathroom and at the second is the master bedroom, plus en suite.

With a walled enclosed rear garden, single garage and an off street parking space.

Offered for sale with no onward chain.



## the location

Set on the ever popular California Farm, this well located home is close to the amenities of Longwell Green, and the more extensive facilities at Gallagher retail park, including its range of national shops, retailers, gym, cinema complex and swimming pool. there are pleasant green walks down to Willsbridge Mill, and through to Oldland Common close by. Bristol 4.9 miles Bath 7.9 miles

## just a thought...

Although requiring some light re-decoration, this well proportioned detached home offers ample space for the young or growing family. A viewing is advised.

*Offered for sale with no onward chain!*