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Floor 1

Ground Floor

Room	Dimensions (ft x in)	Dimensions (m x m)
Living Room	16'9" x 9'11"	5.12 x 3.04
Dining Area	9'1" x 12'7"	2.78 x 3.84
Kitchen	11'10" x 8'8"	3.61 x 2.66
Bathroom	8'9" x 4'9"	2.67 x 1.45
Entry	4'0" x 9'11"	1.24 x 3.05
Bedroom (Top)	11'11" x 9'3"	3.64 x 2.82
Bedroom (Bottom)	8'10" x 10'7"	2.71 x 3.23
Hallway	2'6" x 6'3"	0.79 x 1.91

Approximate total area^m

Room	Area (m ²)	Area (ft ²)
Living Room	80.5	866
Dining Area	30	30
Kitchen	2.8	2.8
Bathroom	3.7	40
Entry	3.7	40
Bedroom (Top)	12.5	135
Bedroom (Bottom)	29.5	318
Hallway	1.5	16
Total	160.2	1723

(1) Excluding balconies and terraces

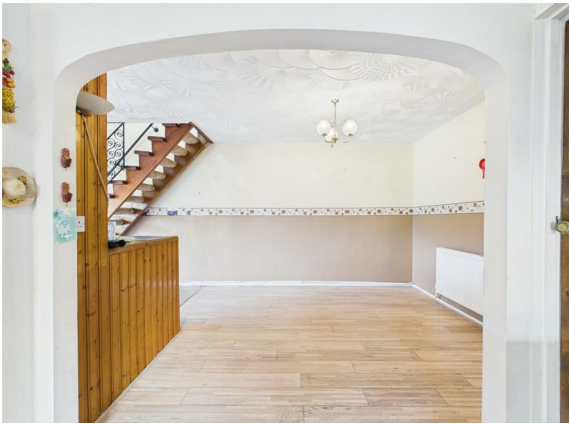
Reduced headroom Below 5 ft/1.5 m

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

GIRAFFE360



PROPERTY TYPE Bungalow - Semi
Detached
BEDROOMS 2
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING D
COUNCIL TAX BAND C



Extended two bedroom semi-detached bungalow, ideally positioned within a cul-de-sac and enjoying far-reaching views from the rear garden.

The property offers a spacious open-plan lounge/diner, kitchen, two double bedrooms and shower room. Upstairs provides a further double bedroom/additional living space with useful eaves storage.

Outside, there is a driveway, generous front and rear gardens and useful side storage.

A fantastic opportunity offering versatile accommodation, a generous plot and superb views.



the location

Set in a convenient location, offering good access to the facilities of Longwell Green, Gallagher Retail Park and the Avon ring road. Local shops and schools are nearby within walking distance.
Bristol 5.3 miles Bath 7.8 miles

*Offered for sale
with no onward
chain*

just a thought...

Situated in a desirable and peaceful cul-de-sac, this attractive bungalow offers flexible accommodation, a generous plot and excellent potential for a variety of buyers.

