

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

Ground Floor

- Living/Dining Room: 15'4" x 13'6" (4.68 x 4.13 m)
- Kitchen: 9'0" x 11'0" (2.75 x 3.37 m)
- Hallway: 6'8" x 14'8" (2.03 x 4.49 m)
- WC: 5'10" x 3'3" (1.80 x 1.00 m)

Floor 1

- Bedroom: 8'11" x 10'6" (2.72 x 3.21 m)
- Bedroom: 9'11" x 10'9" (3.03 x 3.30 m)
- Bathroom: 5'5" x 6'5" (1.67 x 1.98 m)
- Landing: 3'9" x 12'11" (1.00 x 3.94 m)
- Hallway: 6'9" x 4'1" (2.07 x 1.27 m)

Floor 2

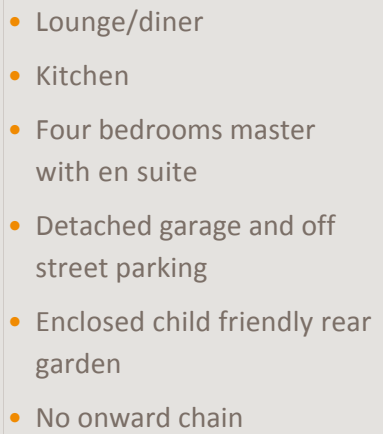
- Bedroom: 10'9" x 17'5" (3.30 x 5.31 m)
- En Suite: 4'11" x 9'7" (1.51 x 2.94 m)

Approximate total area: 1126 ft² (104.5 m²)
 Reduced headroom: 14 ft² (1.3 m²)

(1) Excluding balconies and terraces

Below 5 ft/1.5 m

GIRAFFE 360



PROPERTY TYPE House - Semi-Detached
BEDROOMS 4
RECEPTION ROOMS 1
BATHROOMS 2
EPC RATING B
COUNCIL TAX BAND E



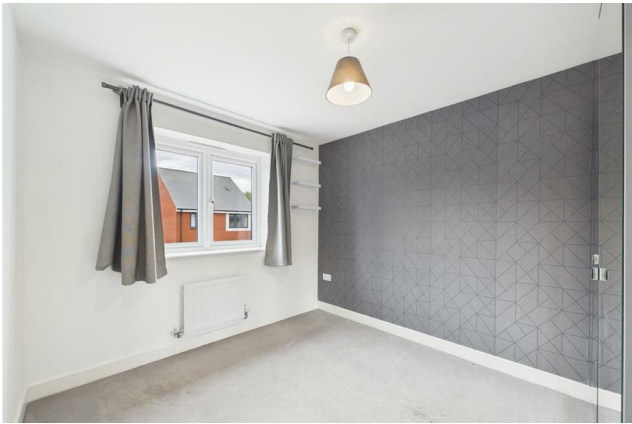
Well presented four bedroom, three storey semi detached home.

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!