

Ground Floor

Living Room: 14'2" x 12'3" (4.34 x 3.74 m)

Dining Room: 9'6" x 7'4" (2.91 x 2.25 m)

Kitchen: 9'5" x 7'9" (2.89 x 2.38 m)

WC: 5'1" x 2'6" (1.82 x 0.78 m)

Hallway: 10'3" x 3'4" (3.14 x 1.04 m)

Floor 1

Bedroom: 11'3" x 9'4" (3.45 x 2.85 m)

Bedroom: 10'4" x 8'7" (3.16 x 2.62 m)

Bedroom: 7'7" x 6'9" (2.32 x 2.06 m)

Bathroom: 5'4" x 6'2" (1.65 x 1.88 m)

Landing: 8'1" x 5'1" (2.48 x 1.81 m)

Approximate total area: 732 ft² / 68.2 m²

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

(1) Excluding balconies and terraces



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



Well presented modern style semi detached home.

Entrance hallway with downstairs cloakroom, living area, dining area and kitchen.

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

Externally, there is a garage and an off street parking space and a sunny, walled, enclosed rear garden with lawn and patio.



Popular cul de sac location.



the location

Set in pleasant cul de sac location overlooking school playing fields, this well placed home is ideal for a young family. With good local schools literally on the doorstep, Hanham high street and the facilities of the retail park at Longwell Green are both nearby. There is a range of green, wooded and riverside walks also within easy striking distance. Bristol 3.6 miles Bath 8.7 miles

just a thought...

If you hadn't considered a modern home before, this could be the one! Deceptively spacious, lovely rear garden, garage and off street parking, all set in a super poplar, convenient area.