

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, 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.

- Entrance 14'5" x 5'11" (4.40 x 1.82)
- Hallway 15'6" x 12'5" (4.74 x 3.80)
- Living Room 12'3" x 10'5" (3.75 x 3.19)
- Dining Room 14'8" x 7'11" (4.49 x 2.42)
- Kitchen 9'3" x 8'7" (2.83 x 2.63)
- Sunroom 12'8" x 9'1" (3.87 x 2.78)
- Conservatory 16'1" x 9'3" (4.91 x 2.82)
- Shower room 9'3" x 8'7" (2.83 x 2.63)
- Bedroom 12'8" x 9'1" (3.87 x 2.78)
- Bedroom 9'4" x 7'6" (2.85 x 2.30)
- Bedroom 8'9" x 7'4" (2.67 x 2.26)



Approximate total area 1093 ft<sup>2</sup> 101.5 m<sup>2</sup>

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and to scale. This floor plan is intended for illustration only.

GIRAFFE360



- 'Bull' built semi detached home
- Living room
- Dining room
- Kitchen
- Small utility
- Three bedrooms
- Shower room
- Off street parking and garage
- Mature garden

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND D



Well proportioned 'Bull built' semi detached family home.

Entrance hallway, living room, dining room, sun room and kitchen with small utility.

Three bedrooms and an upstairs shower room.

With off street parking, garage, and lovely mature enclosed rear garden.



## the location

Set in the ever popular Whittucks Road, close to junior and senior schools, and local shops are available at Memorial Road. For the more comprehensive facilities of Hanham High Street and the retail park at Longwell Green are both within easy striking distance. The green space of Gover Road playing fields and Hanham woods are within a short walk. The Avon Ring road and cycle path are also readily accessible. Bristol 3.5 miles Bath 8.5 miles

*Lovely, mature enclosed garden.*

## just a thought...

Although requiring some updating, this lovely semi detached home is ideal for the young or growing family. With a fabulous mature garden, and in a great position for local schools One not to be missed!