

Approximate total area<sup>1</sup>

1066 ft<sup>2</sup>  
99.1 m<sup>2</sup>

Ground Floor

Clockroom 5'5" x 3'2"  
Snug 7'2" x 11'9"  
Living Room 10'11" x 22'9"  
Kitchen/Diner 17'3" x 12'10"  
Utility 6'0" x 9'11"  
Entry 3'0" x 3'0"

First Floor

Bedroom 10'11" x 6'7"  
Bedroom 7'9" x 13'0"  
Bedroom 12'6" x 9'7"  
Bathroom 6'5" x 6'10"  
Landing 3'33" x 1'83"

1 (1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3<sup>rd</sup> standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFEE360





PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND C



An extended 1980s-style semi-detached property set within a pleasant cul-de-sac location.

The well-proportioned accommodation comprises an entrance porch, a spacious lounge, a snug/study, an extended kitchen/dining room, a utility room and a downstairs WC.

To the first floor are three double bedrooms and a modern shower room.

Externally, the property benefits from a driveway providing off-street parking to the front, with side access leading to generous, well-established gardens backing onto a wooded green space. Ideally situated for access to popular local schools, this property would make an ideal family home and an early viewing is highly recommended.



## the location

Offering a more suburban feel, yet with excellent access to all local amenities, including local shops, the retail park at Longwell Green, with its cinema complex, gym and swimming pool. The Bristol to Bath cycle track is also readily accessible and there are local schools within walking distance. Bristol 7.9 miles Bath 8.2 miles

## what the owners will miss

*"Our neighbours, the peaceful location, and our lovely private garden with its sunny aspect and visiting wildlife."*

## just a thought...

If you are seeking a backwater location without feeling isolated, this popular estate offers a quiet setting close to the cycle track and open countryside, while still benefiting from a wide range of local amenities within easy reach.