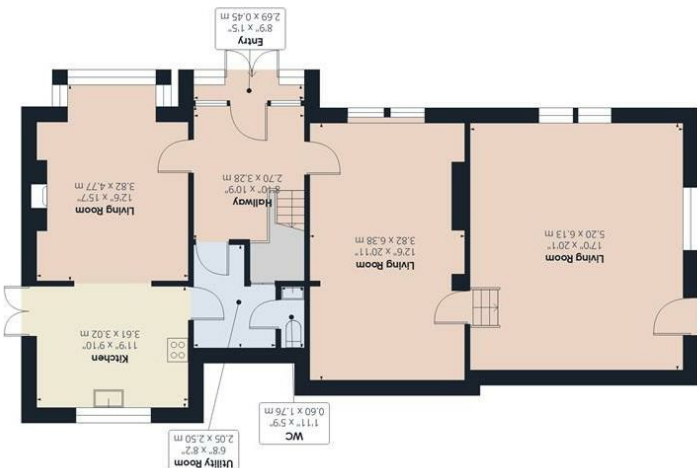


Ground Floor		Floor 1	
 Ground Floor Plan showing rooms and dimensions: - Living Room: 5.20 x 6.13 m - Living Room: 12.6' x 20.11' - Living Room: 3.82 x 6.38 m - Hallway: 2.70 x 3.28 m - Living Room: 3.82 x 4.77 m - Kitchen: 3.61 x 3.02 m - Utility Room: 11.9' x 9.10' - WC: 0.60 x 1.76 m - Entry: 8.9' x 1.5'	 Floor 1 Plan showing rooms and dimensions: - En-Suite: 1.16 x 2.28 m - Bedroom: 12.5' x 12.5' - Bedroom: 3.81 x 3.81 m - Bedroom: 8.10' x 7.5' - Bedroom: 2.70 x 2.27 m - Landing: 2.70 x 3.87 m - Bedroom: 3.25 x 4.68 m - Bedroom: 10.7' x 11.54' - Bedroom: 11.11' x 10.0' - Bathroom: 4.33 x 3.32 m		
Approximate total area: 1778 ft² 165.2 m²	Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE 360		
Living Room 15'7" x 12'6" (4.77m x 3.82m) Kitchen 11'10" x 9'10" (3.61m x 3.02m) Utility Room 8'2" x 6'8" (2.50m x 2.05m) WC 5'9" x 1'11" (1.76m x 0.60m) Living Room 20'11" x 12'6" (6.38m x 3.82m) Living Room 20'1" x 17'0" (6.13m x 5.20m) Landing 15'4" x 10'7" (4.68m x 3.25m) En-Suite 7'5" x 3'9" (2.28m x 1.16) Bedroom 12'5" x 12'5" (3.81m x 3.81m) Bedroom 11'11" x 10'0" (3.65m x 3.05m) Bedroom 7'5" x 8'10" (2.27m x 2.70m) Bathroom 14'2" x 7'7" (4.33m x 3.32m) Bedroom 3'25" x 4'68" (10.7' x 11.54')	En-Suite 1.16 x 2.28 m Bedroom 12.5' x 12.5' Bedroom 3.81 x 3.81 m Bedroom 8.10' x 7.5' Bedroom 2.70 x 2.27 m Landing 2.70 x 3.87 m Bedroom 3.25 x 4.68 m Bedroom 10.7' x 11.54' Bedroom 11.11' x 10.0' Bathroom 4.33 x 3.32 m		



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



A rare opportunity to acquire this impressive extended detached property occupying a prominent position within easy reach of Troopers Hill and Church Road with its wide range of amenities.

Boasting adaptable accommodation comprising entrance hall, two large reception rooms, and an open plan refitted kitchen/living area.

To the first floor are four generous bedrooms and a family bathroom plus en suite.

Outside, is a driveway to the front which leads to a double garage, an enclosed garden to the side, additional garden space to the rear and open aspects to the front.

Internal viewing is highly recommended.



the location

Close to the green space of Troopers Hill, and within easy walking distance of the riverside walks. Set on the bus route, giving easy access into the city centre and the shopping facilities of Church Road, St George. Bristol 1.9 miles Bath 9.8 miles

Impressive extended detached home with adaptable accommodation.

just a thought...

Boasting versatile and adaptable accommodation, this property could lend itself to larger family or those working from home.