

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.



- Hallway**
- Kitchen** 13'3" x 9'5" (4.05m x 2.88m)
- Living Room** 15'7" x 12'4" (4.77m x 3.76m)
- Landing** 13'1" x 9'2" (3.99m x 2.80m)
- Bedroom** 8'11" x 12'4" (2.72 x 3.77 m)
- Bedroom** 9'2" x 13'1" (2.80 x 3.99 m)
- Bedroom** 2'80 x 3.99 m
- Bathroom** 6'0" x 5'5" (1.83 x 1.65 m)
- Bedroom** 6'0" x 10'5" (1.83 x 3.18 m)
- Bedroom** 6'0" x 9'5" (1.85 x 2.88 m)
- Bedroom** 12'4" x 8'11" (3.77m x 2.72m)
- Bedroom** 9'5" x 6'0" (2.88m x 1.85m)
- Bathroom** 6'0" x 5'4" (1.83m x 1.65m)
- Garden Room** 9'8" x 6'2" (2.97m x 1.88m)



- Tastefully presented home
- Lounge with French doors to rear garden
- Kitchen/diner with integrated appliances
- Three bedrooms
- Modern bathroom
- Garage in nearby block and off street parking
- Enclosed garden
- Garden lodge/summerhouse

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND C



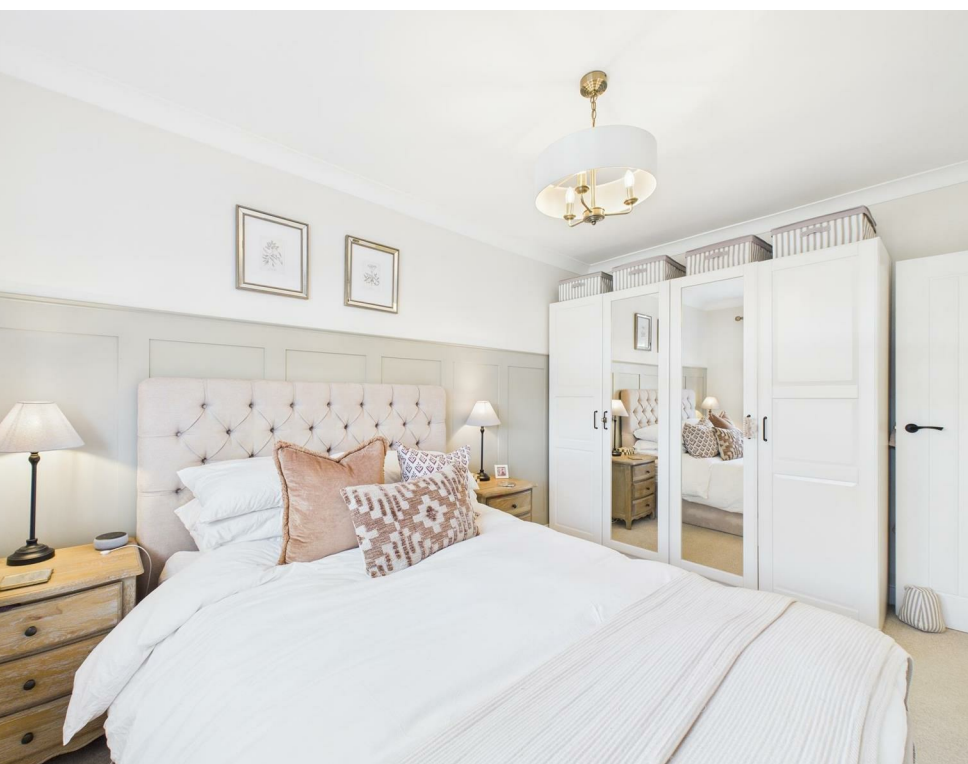
A tastefully presented 1960's style terrace property situated in a popular backwater cul de sac.

The accommodation comprises entrance hallway, generous lounge with sliding doors to the rear garden and a fitted kitchen/diner with integrated appliances.

To the first floor are three bedrooms and a modern bathroom.

Outside, to the front is off street parking with the added benefit of a garage in nearby block.

To the rear is an enclosed garden boasting southerly aspect, with gate to a rear pedestrian lane and a garden lodge/summerhouse.



the location

Well placed for the local facilities of Hanham high street and Kingswood shopping centre. The greenspace of Magpie Bottom nature reserve is not far away. There are good local schools nearby, and the retail and leisure facilities of Longwell Green district centre are a short drive away. Bristol 3.4 miles Bath 9.2 miles

what the owners will miss

"It has been a wonderful home with a cosy feel and has really looked after us. We will also miss our neighbours and our southerly facing back garden."



just a thought...

A beautifully presented, ready to move into property. A perfect first home - be quick!