

- Living room
- Separate dining room
- Downstairs WC
- Kitchen
- Sun room
- Three bedrooms
- Pleasant enclosed garden
- Garage



Hallway

Living Room
13'6" x 12'1" (4.14m x 3.69m)

WC
6'5" x 3'1" (1.98m x 0.96m)

Dining Room
12'7" x 9'11" (3.84m x 3.03m)

Kitchen
16'9" x 7'10" (5.12m x 2.40m)

living Room
10'3" x 7'0" (3.13m x 2.15m)

Garage
15'5" x 14'8" (4.72m x 4.49m)

Landing

Bedroom
12'7" x 10'11" (3.84m x 3.34m)

Bedroom
11'4" x 10'4" (3.46m x 3.16m)

Bedroom
7'3" x 7'3" (2.23m x 2.23m)

Bathroom
6'5" x 5'7" (1.97m x 1.71m)

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.

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B





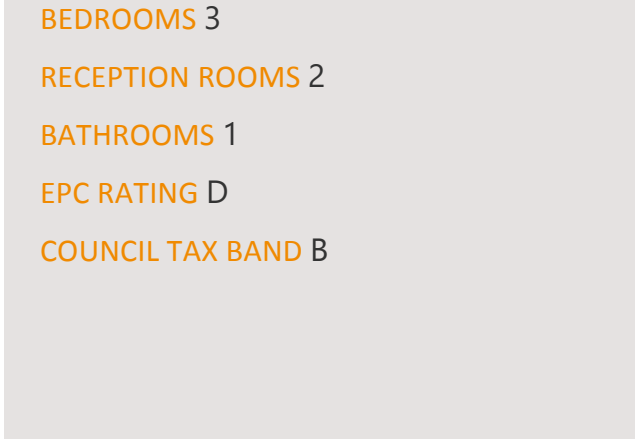
Well presented three bedroom family home in super, convenient locality.

Entrance hallway with downstairs w.c, living room, separate dining room, kitchen and sun room.

Pleasant enclosed garden and good sized garage to rear.

Three bedrooms and an upstairs family bathroom.

Viewing advised.











the location

Set on the ever popular High Street, a short distance from local facilities, including independent shops and cafes. Excellent access to the Avon ring road, and the retail park at Longwell Green, plus the Bristol to Bath cycle track. There are a range of local schools and a host of green and wooded walks nearby. Bristol 3.4 miles Bath 10.4 miles.

what the owners will miss

"Just a few of the things we will miss .. the lovely neighbours, the bright sunny garden, coffees in the sun room and being cosy by the fire in the living room."



just a thought...

Behind this pleasant, yet modest exterior, lies a well presented and well proportioned family home. Excellently located with good garden, and large garage, this home is worthy of a viewing.