

**Ground Floor**

Living/Dining Room: 11'1" x 26'4" (3.39 x 8.04 m)

Kitchen: 7'4" x 11'9" (2.25 x 3.59 m)

Hallway: 5'7" x 9'4" (1.72 x 3.01 m)

**Floor 1**

Bedroom: 9'2" x 14'0" (2.80 x 4.28 m)

Bedroom: 7'4" x 8'1" (2.24 x 2.48 m)

Bedroom: 3'1" x 7'1" (0.94 x 2.16 m)

Landing: 1'21" x 2'43" (0.31 x 0.82 m)

Bathroom: 6'1" x 6'8" (1.87 x 2.05 m)

**Approximate total area**

847 ft<sup>2</sup> (78.9 m<sup>2</sup>)

**Reduced headroom**

3 ft<sup>2</sup> (0.2 m<sup>2</sup>)

**Legend**

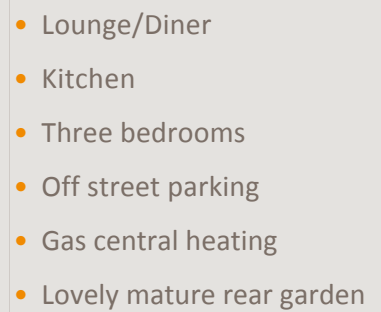
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**



PROPERTY TYPE House - Semi-Detached  
BEDROOMS 3  
RECEPTION ROOMS 1  
BATHROOMS 1  
EPC RATING D  
COUNCIL TAX BAND D



Well proportioned semi detached home in popular location.

Entrance hallway, through lounge/diner and kitchen at ground floor.

At the first are three bedrooms and a family bathroom.

With off street parking to the front, there is a lovely, mature South West facing rear garden.

Offered for sale with no onward chain!



### the location

Set in one of Hanham's most desirable roads, the local facilities of Hanham high street are a short walk away. Gover Road playing fields and the Bristol to Bath cycle track are literally at the end of the road. There are nearby wooded and river walks at Hencliffe Woods, leading to the River Avon and Conham River Park. The more comprehensive facilities of the retail park at Longwell Gren is a short drive away. Bristol 3.4 miles Bath

### just a thought...

Although requiring modernisation and updating, this handsome property will provide the enterprising purchaser the basis for a comfortable "forever home". Desirable location, lovely rear garden, this is a rare opportunity!

*Offered for sale with no onward chain!*