

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, 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.

- Entry 15'8" x 10'5" (4.79m x 3.18m)
- Living Room 11'3" x 9'1" (3.44m x 2.77m)
- Hallway 4'2" x 2'11" (1.28m x 0.89m)
- Cloakroom 4'2" x 2'11" (1.28m x 0.89m)
- Kitchen/Dining Room 15'5" x 11'2" (4.71m x 3.41m)
- Landing 11'3" x 9'1" (3.44m x 2.77m)
- En-Suite 4'10" x 3'11" (1.49m x 1.20m)
- Bedroom 9'1" x 8'10" (2.78m x 2.71m)
- Bedroom 6'4" x 5'6" (1.95m x 1.69m)



- Refurbished terrace property
- Lounge
- Kitchen/dining room
- Two bedrooms with en suite to master
- Separate family bathroom
- New central heating system
- New roof
- Off street parking
- Enclosed rear garden
- No onward chain

PROPERTY TYPE House - Terraced

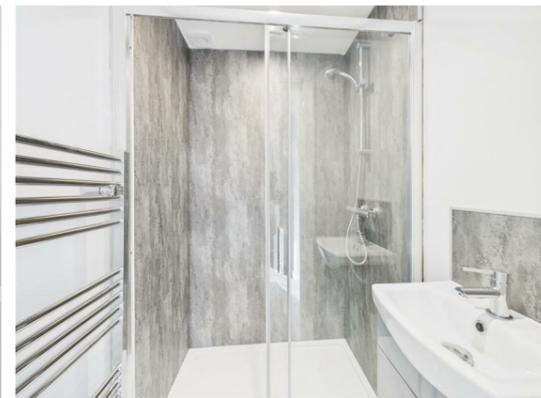
BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND B



A newly refurbished terrace property offering well-proportioned and modern accommodation throughout.

The ground floor comprises an entrance porch, a generous lounge, a spacious kitchen/dining room, and a convenient downstairs cloakroom.

To the first floor are two double bedrooms, with the principal bedroom benefiting from an en suite shower room, along with a separate family bathroom.

Externally, the property offers off-street parking to the front and an enclosed rear garden featuring a patio area.



the location

Set within walking distance to local shops, pub and junior school, this well placed home is close to Jubilee Park and within a short drive of Gallagher Retail Park, at nearby Longwell Green. The green walks through Oldland to Willsbridge Mill are readily accessible, as is the Bristol to Bath cycle path. Bristol 5.3 miles Bath 7.9 miles

*Offered for sale with
no Onward Chain*

just a thought...

Offering all the advantages of a new home, while retaining the generous proportions of a traditional property. This home truly delivers the best of both worlds and would make an ideal first purchase!

