

Ground Floor Floor 1 Approximate total area 1029 ft² 95.7 m² Reduced headroom 30 ft² 2.8 m²	Floor 2 Orientation N E S W
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE 360	(1) Excluding balconies and terraces Reduced headroom Below 5 ft/1.5 m



PROPERTY TYPE House - Semi-Detached
BEDROOMS 3
RECEPTION ROOMS 2
BATHROOMS 1
EPC RATING D
COUNCIL TAX BAND C



Well presented semi detached family home.

Entrance hallway with turned staircase, living room, separate dining area, conservatory and kitchen.

At the first floor are three bedrooms, a partially converted loft access via a ladder with velux window and family bathroom.

To the front is off street parking, and a good sized, enclosed lawned rear garden.

Offered for sale with no onward chain!



the location

Set in a popular, convenient location, a short distance from the comprehensive facilities of Staple Hill high street, Page Park and Kingswood leisure centre, which has a gym and swimming pool, are both within easy striking distance. The Bristol to Bath cycle track is close by and there are a range of local schools within the area. Bristol 4.5 miles Bath 11.3 miles

just a thought...

If you hadn't considered this area before, this home is well worth a look! Surprisingly well connected, with a range of local facilities, this spacious home has a great garden, off street parking and really is ready to move into!

*Offered for sale with
no onward chain*