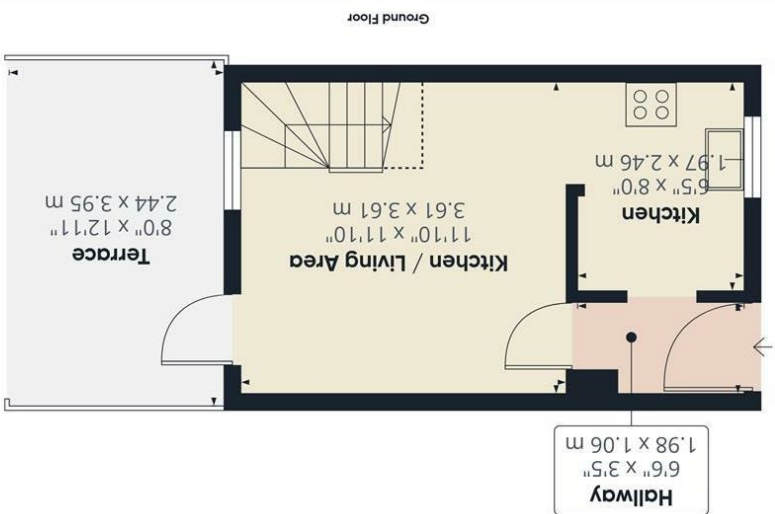
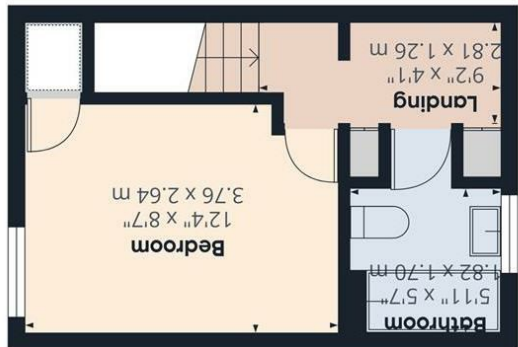




(1) Excluding balconies and terraces

| Category               | Area (ft <sup>2</sup> ) | Area (m <sup>2</sup> ) |
|------------------------|-------------------------|------------------------|
| Approximate total area | 404                     | 37.5                   |
| Balconies and terraces | 103                     | 9.6                    |
| Reduced headroom       | 9                       | 0.8                    |

Hallway  
Kitchen  
8'0" x 6'5" (2.46m x 1.97m)  
Kitchen/Living Area  
11'10" x 11'10" (3.61m x 3.61m)  
Landing  
Bedroom  
12'4" x 8'7" (3.76m x 2.64m)  
Bathroom  
5'11" x 5'6" (1.82m x 1.70m)



- Living area
- Kitchen
- Bedroom with dressing area
- Bathroom
- Parking
- Pleasant enclosed garden



PROPERTY TYPE House - End Terrace

BEDROOMS 1

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



A well-presented one-bedroom house. Entrance hallway, living space and kitchen on the ground floor.

To the first floor is a bedroom with dressing area and a modern bathroom.

Externally, the property benefits from off-street parking to the front and a pleasant enclosed rear garden.



## the location

Well placed for access to all local amenities including the retail park at Longwell Green, 24hr Asda Superstore and Leisure Complex including pool, gym and leisure facilities. Bristol 6.9 miles Bath 8.9 miles

## just a thought...

Despite the pleasant modest exterior, there is a well presented home with gardens and parking with woodlands tucked behind. A fantastic starter home!

*Ideal first purchase!*