

Ground Floor

Living Room
12'10" x 11'1"
3.93 x 3.64 m

Dining Room
10'5" x 10'0"
3.19 x 3.06 m

Kitchen
14'2" x 7'10"
4.32 x 2.39 m

Conservatory
11'3" x 10'1"
3.44 x 3.10 m

Hallway
14'2" x 6'0"
4.34 x 1.83 m

Entry
1'8" x 5'7"
0.51 x 1.72 m

First Floor

Bedroom
12'1" x 8'1"
3.96 x 2.73 m

Bedroom
9'5" x 7'2"
2.88 x 2.20 m

Bedroom
8'2" x 7'2"
2.51 x 2.20 m

Bathroom
5'5" x 7'1"
1.67 x 2.16 m

Landing
2'88" x 2'20"
0.88 x 0.72 m

North Arrow

Only
Floor plan is intended for illustration
approximate and not to scale. This
36 standard measurements are
Calculations reference the RICS IPMS

(1) Excluding balconies and terraces

Approximate total area
987 ft²
91.5 m²



PROPERTY TYPE House - End Terrace
BEDROOMS 3
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING D
COUNCIL TAX BAND C



Three bedroom end of terrace home in popular location.

Entrance porch, entrance hallway, through lounge/diner, kitchen and conservatory. At the first floor are three bedrooms and a family bathroom.

With good size gardens to front and rear, there is also the benefit of a larger than average garage, access via a rear lane.



the location

Well placed for access to local junior and senior schools, the green space of Gover Road, Hencliffe Woods and walks by the River Avon. With local shops at nearby Memorial Road, the more comprehensive facilities of Hanham high street and Longwell Green retail park, are both within easy striking distance. Bristol 3.8 miles Bath 8.9 miles

Offered for sale with no onward chain.

just a thought...

Although requiring some updating, this well loved and well proportioned property will provide a young family the basis for a comfortable and conveniently located family home. Decent garden, and garage, this home is a real opportunity.