



Approximate total area^m

985 ft ²	91.5 m ²
Reduced headroom	
13 ft ²	1.2 m ²

(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.

GIHAFPE360

WC
Hallway
4'5" x 2'3" (1.35m x 0.71m)
Living Room
15'5" x 14'4" (4.70m x 4.38m)
Kitchen/Dining Room
16'7" x 9'8" (5.08m x 2.95m)
Garage
17'4" x 10'1" (5.30m x 3.33m)
Landing
Bedroom
12'5" x 9'4" (3.80m x 2.86m)
Bedroom
10'4" x 9'6" (3.16m x 2.92m)
Bedroom
9'3" x 6'11" (2.84m x 2.11m)
Bathroom
6'5" x 5'11" (1.97m x 1.81m)



- Well-proportioned link-detached home
- Popular and convenient location
- Living room
- Kitchen/dining Room
- Three bedrooms
- Family bathroom and WC
- Enclosed rear garden
- Off-street parking to the front
- Garage

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



A well proportioned link detached home in popular convenient location.

Entrance hallway with downstairs WC, living room, kitchen/diner, three bedrooms at the first floor with a family bathroom.

There is an enclosed garden to rear, garage and parking to front.



the location

Well located for all good local amenities including schools, local shops and the nearby retail park with its range of national retailers, including Marks and Spencer, Costa, a swimming pool and gymnasium. The Avon ring road and the Bristol to Bath cycle track are within easy striking distance.

just a thought...

If you are looking for a pleasant family home in a good location, this could be the one! Close to everything that you could need, this is a home which should be viewed.

*Offered for sale
with no onward
chain!*