

Floor 1

Living Room
9'11" x 13'5"
3.03 x 4.10 m

Kitchen/Diner
15'4" x 10'9"
4.69 x 3.30 m

Bedroom
5'10" x 8'6"
1'80 x 2'61 m

Bedroom
9'1" x 13'6"
2'79 x 4'13 m

Bedroom
9'0" x 10'9"
2'76 x 3'28 m

Bathroom
5'9" x 5'5"
1'77 x 1'66 m

Landing
5'9" x 8'3"
1'78 x 2'53 m

Hallway
5'3" x 6'0"
1'61 x 1'83 m

Ground Floor

Approximate total area
710 ft²
66 m²

Notes:
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



PROPERTY TYPE House - Terraced

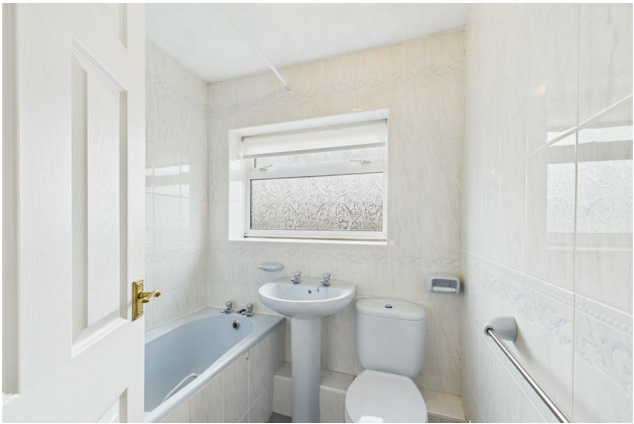
BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



Well presented three bedroom family home in popular location.

Entrance hallway, living room, kitchen/diner, three bedrooms and upstairs family bathroom.

To the front is off street parking, and to the rear is a pleasant, enclosed garden.

Offered with vacant possession a viewing is recommended.

the location

Set on the ever popular Dundridge lane with Dundridge playing fields, Crews Hole and Troopers Hill Nature Reserve, all within easy walking distance. There are local shops at nearby Nags Head Hill and Hanham high street with its range of local shops and eateries, is but a short distance away. Excellent access to both Bristol and Bath. Bristol 2.8 miles Bath 9.4 miles

Offered for sale with no onward chain!

just a thought...

Behind this pleasant, but modest exterior, lies a well proportioned, and well maintained, young family home. Offered at an extremely competitive price point, and benefiting from garden and off street parking.