

Ground Floor

Entry: 4'1" x 1'1" (1.25 x 0.61 m)

Lobby: 7'2" x 5'0" (2.20 x 1.53 m)

Kitchen: 7'4" x 11'9" (2.25 x 3.60 m)

Hallway: 7'4" x 9'10" (2.26 x 3.01 m)

Living/Dining Room: 11'3" x 23'9" (3.45 x 7.26 m)

Floor 1

Bedroom: 7'5" x 10'4" (2.26 x 3.17 m)

Bedroom: 11'5" x 14'1" (3.50 x 4.31 m)

Bedroom: 11'4" x 9'4" (3.46 x 2.87 m)

Landing: 6'4" x 7'4" (1.88 x 2.24 m)

Bathroom: 7'4" x 5'4" (2.24 x 1.63 m)

Approximate total area: 898 ft² (83.5 m²)

Reduced bedroom: 14 ft² (1.3 m²)

(1) Excluding balconies and terraces

Reduced bedroom: 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.

GIRAFFE 360



PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C



Well presented young family home.

Entrance porch and hallway, good sized lounge/dining room, modern kitchen and utility lobby. Three bedrooms and an upstairs family bathroom.

With pleasant gardens to both front and rear, the property also benefits from a garage.

Offered for sale with no onward chain!

the location

Set in convenient location close to the centres of both Kingswood and Hanham. The retail park at Longwell Green, with its gym and swimming pool, and range of national retailers, is a short distance away. The Avon ring road and the Bristol to Bath cycle path are also readily accessible. Bristol 3.8 miles Bath 8.9 miles

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just a thought...

If you hadn't considered this style of home before, think again! Great location, deceptively spacious, gardens and garage - all offered at an extremely competitive price point!