

Ground Floor

- Living Room: 12'5" x 13'1"
- Dining Room: 8'9" x 10'0"
- Kitchen: 9'4" x 9'10"
- Bathroom: 7'3" x 7'6"
- Hallway: 5'10" x 12'4"
- Staircase: 1'79 x 3'77 m

Floor 1

- Bedroom: 10'3" x 11'4"
- Bedroom: 11'0" x 10'2"
- Bedroom: 8'3" x 8'1"
- Landing: 4'6" x 7'4"
- Bathroom: 7'3" x 7'6"
- Staircase: 1'39 x 2'39 m

Approximate total area: 832 ft² / 77.5 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360



- Three Bedroom Family Home
- Spacious Living Room With Bay Window
- Separate Dining Room
- Fitted Kitchen With Good Storage
- Two Double Bedrooms Plus Single Bedroom
- Useful Outbuilding With Storage
- Close To Amenities And Transport Links
- Available With No Onward Chain

Offers In Excess Of £290,000 Freehold

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



Situated on Landseer Avenue, this well-proportioned three-bedroom home offers approximately 1,108 sq ft of flexible living space, ideal for families or those seeking versatile accommodation.

The ground floor comprises a bright front facing living room with bay window, a separate rear dining room and a kitchen. Upstairs are three bedrooms, two well sized doubles and a further room suited to a nursery, study or guest room and a family bathroom.

Externally, the property benefits from an outbuilding with additional storage and a separate WC. Conveniently placed for local amenities, schools (catchment subject to confirmation) and transport links.

Please note: this property is of non-standard construction (Laing Easiform - Type 2), which is mortgageable with most high street lenders. Please consult your mortgage advisor for further advice.

the location

Well placed for access to a range of local amenities, including shops at Gainsborough Square, leisure centre, and the comprehensive facilities of nearby Gloucester Road and Filton. There are also junior and senior schools within the vicinity.

just a thought...

This property will make somebody a lovely family home in an increasingly popular residential locality.

*Offered for sale
with no onward
chain!*