

Ground Floor

Living/Dining Room: 4.68 x 4.13 m

Kitchen: 2.75 x 3.37 m

Hallway: 2.03 x 4.49 m

WC: 5.10 x 3.33 m

Floor 1

Bedroom: 3.03 x 3.30 m

Bedroom: 5.91 x 10.91 m

Bathroom: 1.67 x 1.98 m

Landing: 3.3 x 3.94 m

Hallway: 2.47 x 1.27 m

Room	Area (m²)	Area (ft²)
Reduced bedroom	104.5	1126
Reduced bedroom	14	151
Approximate total area	118.5	1277



PROPERTY TYPE House - Semi-Detached
BEDROOMS 4
RECEPTION ROOMS 1
BATHROOMS 2
EPC RATING B
COUNCIL TAX BAND E



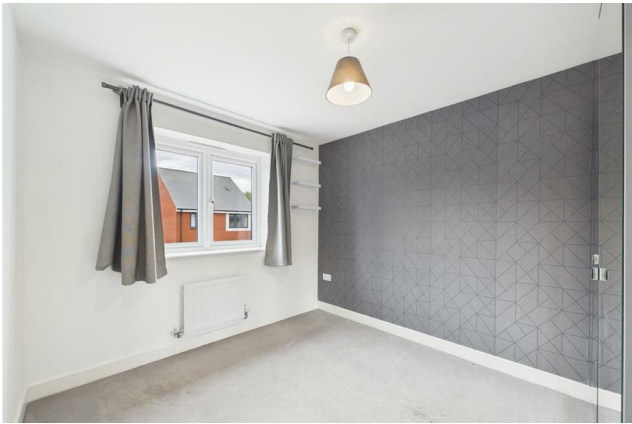
Well presented four bedroom, three storey semi detached home.

Entrance hallway with downstairs w.c good size lounge/diner and kitchen at the ground floor.

At the first floor are three bedrooms, and a family bathroom.

At the second is a master suite with built in wardrobes and an en suite shower room.

Externally, is ample off street parking, with a single detached garage and to the rear is a pleasant, enclosed child friendly rear garden.



the location

Conveniently placed for access to UWE, M32/M4 motorway networks and the Avon Ring Road. There are nearby shopping facilities at Chiswick Village and Filton Retail Park. Abbey Wood and Parkway train stations are both readily accessible. Bristol 4.1 miles Bath 15.9 miles

No onward chain!

just a thought...

If you hadn't considered this area before, this could be the one! Well located, ready to move into, with off street parking, garage and decent garden. Inspection advised!