

Ground Floor

Entry: 1'9" x 5'4" (0.55 x 1.63 m)

Hallway: 10'8" x 5'5" (3.27 x 1.66 m)

Living Room: 13'0" x 11'5" (3.98 x 3.48 m)

Dining Room: 12'10" x 8'0" (3.92 x 2.46 m)

Kitchen: 12'7" x 8'8" (3.86 x 2.66 m)

Bathroom: 5'6" x 6'10" (1.69 x 2.09 m)

Approximate total area: 861.2 ft² (80.01 m²)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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



Well presented, modern style home in pleasant cul de sac location with lovely wooded aspect to rear. Entrance hallway, living room, separate dining room, and kitchen at the ground floor. At the first floor are three bedrooms and a family bathroom. There are lawned gardens to both front and rear with a garage.



the location

With pleasant aspect to rear, this home offers the benefits of the city, yet with a feel of the country. Church Road and its range of shops and cafes is within easy striking distance as are the local facilities of Hanham high street. Bristol 2.8 miles Bath 9.4 miles

*Cul de sac location
with lovely wooded
aspect to the rear*

just a thought...

Behind this modest exterior lies a well proportioned, tidy young family home in super location. Lovely rear aspect, and all at a competitive price point!