

Ground Floor

- Living Room: 3.85 x 3.97 m (12'7" x 13'0")
- Dining Room: 2.72 x 3.11 m (8'11" x 10'2")
- Kitchen: 2.89 x 3.08 m (9'5" x 10'1")
- Sunroom: 4.99 x 2.51 m (16'4" x 8'2")
- Hallway: 5.10 x 13.00 m (17'8" x 3.97 m)

Floor 1

- Bedroom: 3.40 x 4.00 m (11'2" x 13'1")
- Bedroom: 3.33 x 3.08 m (10'11" x 10'1")
- Bedroom: 2.51 x 2.47 m (8'2" x 8'1")
- Bathroom: 2.26 x 2.40 m (7'5" x 7'10")
- Landing: 1.37 x 2.32 m (4'6" x 7'7")

Approximate total area: 938 ft² / 87 m²

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

GIRAFFE 360



DW SMITH EST
19
99

PROPERTY TYPE House - End Terrace

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B



Three bedroom semi detached family home with off street parking and garden.

Entrance porch, entrance hallway, lounge area, dining area, kitchen area and lean-to.

At the first floor are three bedrooms and a bathroom.

Requiring significant updating we would suggest this property would be attractive to cash buyers and those with a large deposit.

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...

Although requiring major works, this competitively priced property will make somebody a lovely family home in an increasingly popular residential locality.

*Offered for sale
with no onward
chain!*