

Entry  
Living Room 15'8" x 10'5" (4.79m x 3.18m)  
Hallway  
Cloakroom 4'2" x 2'11" (1.28m x 0.89m)  
Kitchen/Dining Room 15'5" x 11'2" (4.71m x 3.41m)  
Landing  
Bedroom 11'3" x 9'1" (3.44m x 2.77m)  
En-Suite 4'10" x 3'11" (1.49m x 1.20m)  
Bedroom 9'1" x 8'10" (2.78m x 2.71m)  
Bathroom 6'4" x 5'6" (1.95m x 1.69m)



- Refurbished terrace property
- Lounge
- Kitchen/dining room
- Two bedrooms with en suite to master
- Separate family bathroom
- New central heating system
- New roof
- Off street parking
- Enclosed rear garden
- No onward chain

PROPERTY TYPE House - Terraced

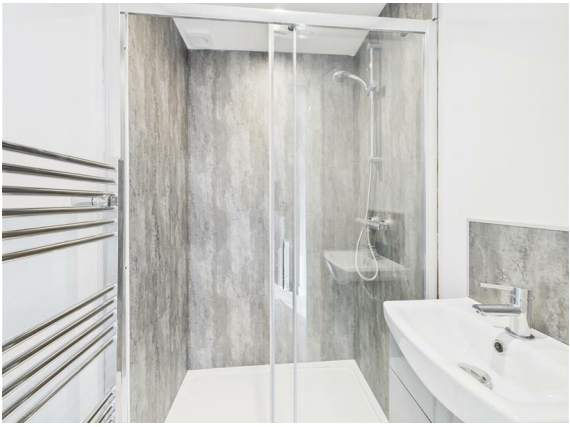
BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND B



A newly refurbished terrace property offering well-proportioned and modern accommodation throughout.

The ground floor comprises an entrance porch, a generous lounge, a spacious kitchen/dining room, and a convenient downstairs cloakroom.

To the first floor are two double bedrooms, with the principal bedroom benefiting from an en suite shower room, along with a separate family bathroom.

Externally, the property offers off-street parking to the front and an enclosed rear garden featuring a patio area.



## the location

Set within walking distance to local shops, pub and junior school, this well placed home is close to Jubilee Park and within a short drive of Gallagher Retail Park, at nearby Longwell Green. The green walks through Oldland to Willsbridge Mill are readily accessible, as is the Bristol to Bath cycle path. Bristol 5.3 miles Bath 7.9 miles

*Offered for sale with  
no Onward Chain*

## just a thought...

Offering all the advantages of a new home, while retaining the generous proportions of a traditional property. This home truly delivers the best of both worlds and would make an ideal first purchase!