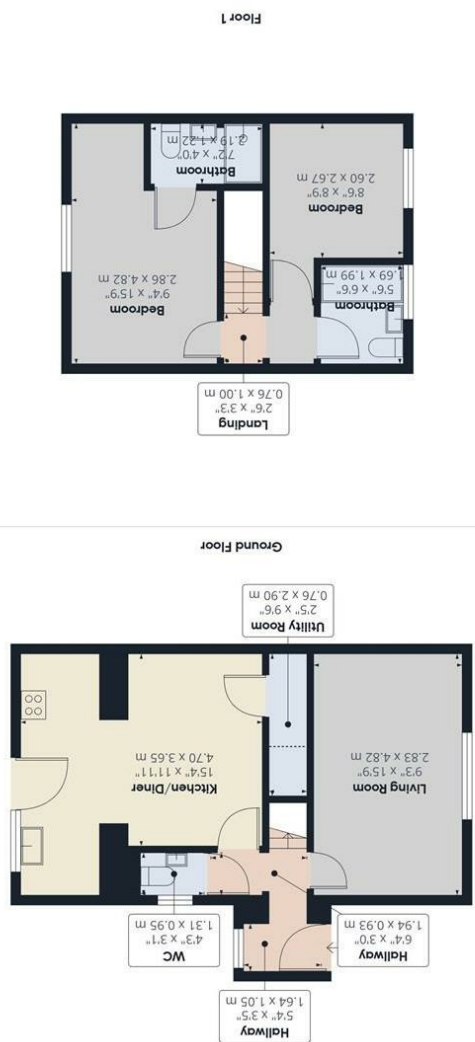




Approximate total area¹⁾

731 ft ²	67.8 m ²
Reduced headroom	8 ft ²
0.8 m ²	

1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360

Hallway
 Living Room 9'3" x 15'9" (2.83 x 4.82)
 Kitchen/Dining Area 15'5" x 11'11" (4.70 x 3.65)
 WC
 Utility 9'3" x 15'9" (2.83 x 4.82)
 First Floor Landing
 Bedroom 9'4" x 15'9" (2.86 x 4.82)
 En Suite 7'2" x 4'0" (2.19 x 1.22)
 Bedroom 8'6" x 6'6" (2.60 x 1.99)
 Bathroom 2'3" x 3'3" (0.7 x 1.00)



- Living Room
- Kitchen/Diner
- Two bedrooms
- Family bathroom plus en suite
- Enclosed rear garden
- Heat Pump
- No onward chain

PROPERTY TYPE House - End Terrace

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING

COUNCIL TAX BAND



Beautifully presented new build home.

Entrance hallway with downstairs wc, living room, kitchen/dining area with modern contemporary kitchen.

To the rear is a pleasant, enclosed garden with gate and an off street parking space.

At the first floor are two good sized bedrooms, one with an en suite, and an additional family bathroom

PLEASE NOTE THE PROPERTY DOES NOT CURRENTLY HAVE A COUNCIL TAX RATING.



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

just a thought...

Ideal first purchaser - offering all the advantages of a new home!

Offered for sale with no onward chain!