



Anne James
proud to be independent



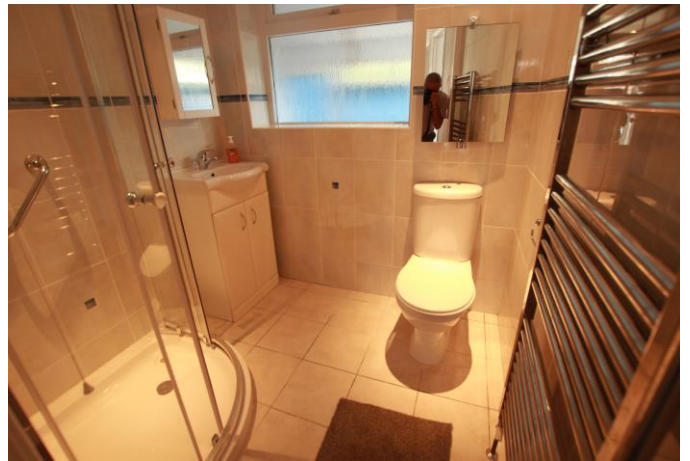
Fixed £300,000

12 Henderson Road Hanham Bristol BS15 3AJ

*****SEMI DETACHED BUNGALOW IN POPULAR HANHAM LOCATION ****
***** ENTRANCE PORCH ** ENTRANCE HALLWAY ** GOOD SIZE LOUNGE**
KITCHEN/BREAKFAST ROOM ***
***** CONSERVATORY ** TWO DOUBLE BEDROOMS ** MODERN SHOWE**
ROOM ***
***** LOVELY LEVEL REAR GARDEN ** DETACHED GARAGE *****
***** UPVC DOUBLE GLAZING THROUGHOUT ** GAS CENTRAL HEATING V**
COMBINATION BOILER **
*****OFFERED TO THE MARKET WITH NO ONWARD CHAIN *****



89A BATH ROAD LONGWELL GREEN BRISTOL BS30 9DF
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The accommodation comprises more fully as follows: - (all measurements are approximate)

Front

Two tier garden which is laid to patio, brick block pathway leading to the entrance porch. Brick boundary wall to the front and side. Shared side driveway providing vehicle access to the garage.

Entrance Porch

Half glazed uPVC entrance door leading to the entrance porch. uPVC double glazed windows to the front and sides, tiled floor, glazed uPVC entrance door with stained glass inset leading to the entrance hallway.

Entrance Hallway

Generous storage cupboard housing Worcester combination boiler, meter cupboards, radiator, doors leading to the lounge, bedrooms and shower room.

Lounge 13' 1" x 11' 7" (3.99m x 3.52m)

uPVC bow window to the front with stained glass high openers. Victorian style fireplace with electric effect fire, wall lights, half glazed door leading to the kitchen/breakfast room.

Kitchen/Breakfast Room 15' 5" x 8' 3"narrowing to 4'6" (4.69m x 2.52m narrowing to 1.37m)

uPVC double glazed window to the rear, uPVC double glazed window overlooking the conservatory, half glazed uPVC door leading to the conservatory. Range of modern wall and base units with marble effect rolled edge work surfaces with inset stainless steel sink unit with mixer tap, Nef stainless steel electric oven and ceramic hob with extractor above, tiled splashback, integral dishwasher, plumbing for automatic washing machine, radiator, wood effect flooring.

Conservatory 6' 11" x 6' 2" (2.11m x 1.87m)

Half glazed uPVC doors leading to the rear garden, UPVC double glazed windows to the rear and side, wall light, radiator, tiled effect flooring.

Bedroom One 11' 1" x 9' 7" (3.37m x 2.93m)

uPVC double glazed window to the rear, radiator.

Bedroom Two 10' 2" x 9' 7" (3.09m x 2.92m)

uPVC double glazed window to the front, radiator.

Shower Room

uPVC double glazed frosted window, corner shower cubicle, low level WC, wash hand basin set in high gloss unit with mixer tap and storage under, ceiling spotlights, heated towel radiator, tiled floor, extractor fan.

Outside

Gardens

Level garden laid to generous patio area's and gravel area. Well stocked flower and shrub borders, outside light. Door providing access to the side driveway and courtesy door to the garage. Garden is fully enclosed by panel fencing.

Detached Garage

With up and over door.

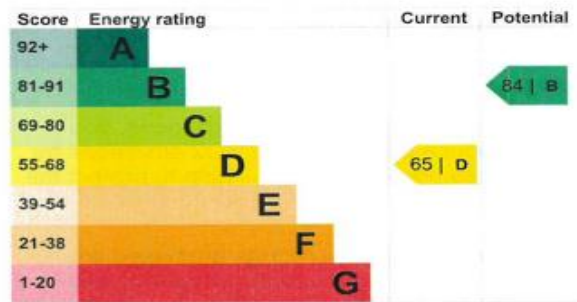
THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are NOT included unless specially mentioned within the sales particulars. They may however be available by separate negotiation.

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

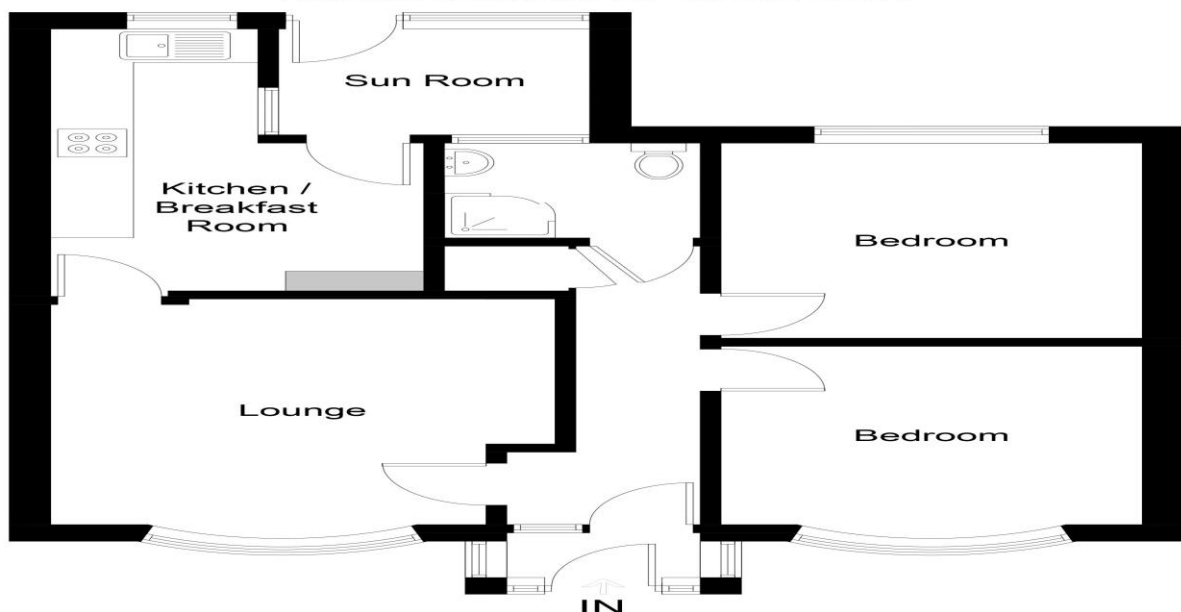
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

12 Henderson Road

Approximate Gross Internal Area = 64.3 sq m / 692 sq ft



For illustrative purposes only. Not to scale. ID782910
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision