



4 , Danesbury, Hanham, Bristol, South
Gloucestershire, BS15 3SD

£495,000

Constructed in 1986 is this delightful and deceptively spacious two bedroom detached bungalow. The property occupies a tucked away location which is conveniently placed for easy access to all amenities of Hanham High Street, local schools, supermarkets and other large retailers and well placed for both Bath and Bristol City Centres and the A4174 Bristol ring road. The light and airy accommodation briefly comprises of a spacious entrance hallway, a lounge/diner, a spacious kitchen and utility room, two bedrooms, a shower room and separate WC. Benefits include double glazing, gas central heating, a double garage, parking for three vehicles and a large south facing rear garden. Further benefits include two loft rooms, these rooms have been plastered however access is currently by a loft ladder, a staircase and further works to make them habitable would be required. Offered for sale with no onward chain and sure to be of great interest, early viewing is recommended.

Entrance

The entrance to the property is through a Upvc obscure double glazed door with matching side panel into the hallway.

Hallway

8' 9" x 8' 0" (2.66m x 2.44m)

Doors into the lounge, bedrooms one and two, shower room, WC, airing cupboard and storage cupboard, double radiator, loft hatch with ladder to two loft rooms.

Lounge

14' 0" x 11' 4" (4.27m x 3.46m)

Upvc double glazed sliding patio doors to the rear, Upvc double glazed window to the side, feature fireplace, coving, double radiator, wall lights, TV and telephone point, archway into the dining room.

Dining Room

12' 4" x 11' 5" (3.76m x 3.47m)

Upvc double glazed windows to the rear and side, coving, double radiator door into the kitchen.

Kitchen

9' 4" x 7' 4" (2.85m x 2.24m)

Upvc double glazed window to the side, range of modern wall and base units with square edge work surfaces, stainless steel sink unit with mixer tap and tiled splash backs, integrated oven, gas hob, radiator and door into the utility room.

Utility Room

6' 10" x 5' 5" (2.08m x 1.65m)

Upvc double glazed window and door to the side, wall mounted gas boiler, plumbing for a washing machine and dishwasher and space for a fridge/freezer, wall unit.

Bedroom One

11' 4" x 9' 5" (3.45m x 2.87m)

Upvc double windows to the front and side, fitted wardrobes, radiator.

Bedroom Two

8' 8" x 7' 7" (2.65m x 2.32m)

Upvc double glazed to the front, fitted wardrobes, radiator.

Shower room

4' 11" x 4' 9" (1.50m x 1.44m)

Upvc double glazed obscure window to the side,





fully tiled walls, pedestal wash hand basin, shaver point, shower cubicle with mains shower.

WC

4' 11" x 2' 3" (1.50m x 0.68m)

Upvc obscure double glazed window to the side, fully tiled walls, low level WC.

Loft Rooms

12' 9" x 8' 9" (3.89m x 2.67m)

There are two loft rooms in the loft space which are accessed via a loft hatch with ladder. The rooms have been plastered and have light however heating and further works would be required to make them habitable, a staircase would also need to be considered along with all required permissions/regulations etc. Measurements for the loft rooms are as follows Room One - Upvc double glazed window to the rear 24'10" x 8' 9" (3.89 x 2.66) Room Two - Upvc double glazed window to the front. 12' 9 x 8' 9" (3.89 x 2.66)



Garage

There is a driveway leading to a double garage with additional parking for three vehicles located to the front of the property. (There are two cottages located to the side of the bungalow which have right of access over the drive to their properties) There is a pedestrian right of access over the fronts of 1-3 Danesbury.



Garden

There is gated access to both sides of the property which leads to a large rear garden. The rear garden is of a generous size, enclosed and south facing. It is mainly laid to lawn, mature fruit trees and shrubs, a greenhouse, garden shed, patio and and outside tap.

4 Danesbury Road

Approximate Gross Internal Area = 78.5 sq m / 845 sq ft

Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax Band

Band C

EPC

Rating D

Energy rating and score

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

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

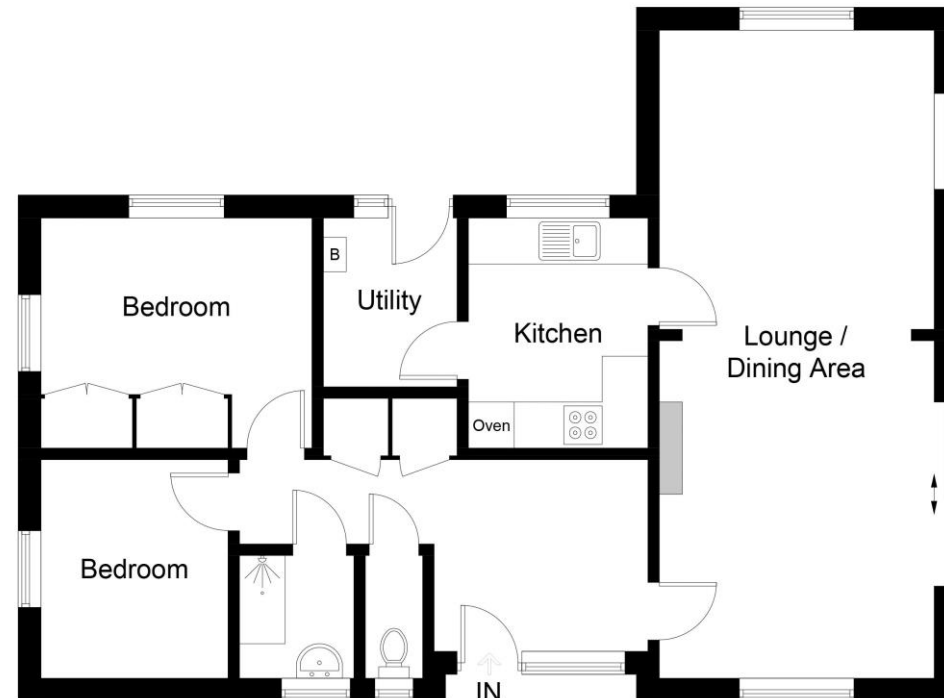
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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



For illustrative purposes only. Not to scale. ID1040620
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

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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Bristol