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£495,000

30a Church Road Hanham Bristol BS15 3AL

- *CASH OFFERS ONLY***
- *SPACIOUS FOUR BEDROOM HOUSE***
- *SEPARATE 1 BEDROOM STUDIO AND A 2 BEDROOM ANNEX***
- *IDEAL FOR DEPENDENT RELATIVE / TEENAGER***
- *OFF STREET PARKING***
- *SOME UPDATING REQUIRED***



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89A BATH ROAD LONGWELL GREEN BRISTOL BS30 9DF

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The accommodation comprises more fully as follows: - (all measurements are approximate)

Entrance

Covered porch to obscure glazed door to the hallway,

Entrance Hallway

Door into the lounge, door into reception two, door to the staircase. double radiator, coving, understair recess,

Lounge 22' 10" x 12' 1" (6.95m x 3.68m)

Bow window to the front, two double radiator, feature stone fireplace, dado rail, coving, TV point, sliding patio doors to the rear garden.

Reception Two 13' 2" x 9' 3" (4.02m x 2.83m)

Bow window to the front, double radiator, coving, wall lights, dado rail.

Kitchen / Diner 16' 11" x 11' 7" (5.16m x 3.54m)

Two Upvc double glazed windows to the rear, range of wall and base units, ceramic 1.5 bowl sink with mixer tap, integrated oven, electric hob, integrated fridge and freezer, tiled splashbacks, tiled floor, door into rear lobby area.

Rear Lobby

Tiled floor, door to Cloakroom, door to utility room and study.

Utility room 6' 6" x 5' 9" (1.99m x 1.76m)

Upvc double glazed obscure window to the rear, glazed door to the rear garden, radiator, worktop with space for washing machine and tumble dryer below.

Cloakroom 6' 10" x 2' 0" (2.09m x 0.60m)

Low level WC, pedestal wash hand basin, coving.

Study 9' 6" x 7' 5" max (2.90m x 2.25m)

Upvc double glazed window to the rear, door to storage cupboard housing 'Worcester' boiler, radiator.

First Floor Landing

Doors to bedrooms and bathroom, door to storage cupboard.

Bedroom One 13' 1" x 12' 1" (3.99m x 3.68m)

Upvc double glazed window to the front, radiator, fitted bedroom furniture to include wardrobes, overbed storage and dressing table, coving, TV point, door into En-Suite.

En Suite 5' 11" x 4' 9" max (1.80m x 1.46m)

Upvc double glazed obscure window to the front, vanity unit with wash hand basin, shower cubicle with electric shower, radiator, coving.

Bedroom Two 10' 4" x 10' 0" (3.15m x 3.06m)

Upvc double glazed window to the rear, radiator.

Bedroom Three 12' 5" x 9' 4" (3.79m x 2.84m)

Upvc double glazed window to the front, radiator.

Bedroom Four 10' 2" x 9' 1" (3.10m x 2.78m)

Upvc double glazed window to the rear, radiator, fitted wardrobe incorporating dressing table, coving.

Bathroom 9' 6" x 6' 9" max (2.89m x 2.06m)

Upvc double glazed obscure window to the rear, corner bath, pedestal wash hand basin, low level WC, radiator, fully tiled walls.

Rear garden

The south facing rear garden is enclosed and private, mainly laid to lawn and patio with gated access to the side.

ONE BEDROOM ANNEX

Entrance

Upvc obscure glazed door to the kitchen.

Kitchen 7' 10" x 6' 8" (2.40m x 2.04m)

Upvc double glazed door the side, range of wall and base units, integrated oven, gas hob, stainless steel cooker hood, stainless steel sink with mixer tap, step up to the lounge.

Lounge 11' 10" x 7' 8" Max (3.60m x 2.33m)

Bow window to the front, double radiator, laminate floor, door to reception two, staircase to the first floor, under stair storage, inset spot lights.

Reception Two 13' 11" x 7' 0" (4.23m x 2.14m)

Upvc double glazed window to the side, laminate flooring, radiator, door to storage cupboard.

First Floor Landing

Upvc double glazed window to the side, doors to bedroom one and door into shower room.

Bedroom One 9' 5" x 7' 10" (2.86m x 2.39m)

Upvc double glazed window to the rear, radiator, fitted wardrobes, laminate flooring, inset spot lights, door and step down into en-suite shower room.

En-suite shower room

9Restricted headroom) Velux window, pedestal wash hand basin, tiled shower cubicle with electric shower.

Shower room

(Restricted Headroom) Velux window, radiator, pedestal wash hand basin, shower cubilce with electric shower.

TWO BEDROOM ANNEX

Upvc double glazed door to an open concept kitchen/lounge.

Open concept lounge/kitchen 14' 10" x 12' 4" (4.53m x 3.77m)

(Irregular shape) Range of wall and base units with integrated oven, gas hob, wall mounted boiler, stainless steel sink with mixer tap, space for a washing machine, space for a fridge, two radiators, doors in to bedrooms one and two and shower room.

Bedroom One 9' 1" x 8' 8" (2.76m x 2.65m)

Upvc deouble glazed windiow tio the side, radiator.

Bedroom Two 8' 11" x 5' 7" (2.73m x 1.71m)

Upvc double glazed window to the front, radiator.

Shower room 5' 2" x 5' 1" (1.57m x 1.54m)

Upvc double glazed window to the side, pedestaal wash hand basin, corner shower cubicle, extractor fan, fully tiled walls.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide.

We have not carried out a detailed 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.

Energy performance certificate (EPC)

30a, Church Road Hanham BRISTOL BS15 3AL	Energy rating E	Valid until: 29 December 2025 Certificate number: 9307-2830-7620-9775-7255
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Property type: Detached house
Total floor area: 190 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is E. It has the potential to be C.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		