



169, Lower Conham Vale, Hanham Bristol, ,
BS15 3AU

£450,000

OFFERED WITH NO ONWARD CHAIN.

Nestled within Conham Vale Conservation Area close to the village of Hanham and within walking distance from picturesque riverside walks is this super three-bedroom semi-detached cottage. This well-presented property boasts character both inside and out to briefly include an entrance lobby, an entrance hallway, a lounge with feature fireplace with log burner, a separate dining room, and a fitted kitchen. Upstairs, you will find three generous bedrooms, and a stylish bathroom. The property sits in lovely gardens which also take in the natural surroundings with the rear garden situated in an elevated position, providing lovely views and a perfect setting to appreciate the birds singing and the peaceful surroundings. A lovely home offering character, charm, and convenience, just a stone's throw away from Conham Vale River Park with its lovely walks and wildlife. Access to Bristol, Bath, and the High Street of Hanham with its array of shops, cafes, and public houses all within easy reach.

Entrance Porch

4' 11" x 2' 7" (1.51m x 0.80m)

Multi paned door to the entrance porch, flagstone floor, half glazed door to the entrance hallway.

Entrance Hallway

Staircase to the first floor, half panelled walls, quarry tiled floor, Oak latch door to the lounge. Oak latch door to the dining room

Lounge

11' 9" x 11' 7" (3.59m x 3.53m)

Sash window to the front, wood flooring, feature fireplace with log burner, double radiator.

Dining Room

12' 0" x 11' 11" (3.67m x 3.63m)

Sash window to the front, wood flooring, feature fireplace, wall light, Oak latch door to the kitchen.

Kitchen

15' 6" x 6' 5" (4.73m x 1.96m)

Upvc double glazed window to the rear, half glazed door to the rear, flagstone floor, wall and

base units with granite worktops and upstands, tiled splashbacks. radiator, space for a cooker, Belfast sink with mixer tap, large built in storage cupboard also housing the fridge/freezer.

First Floor Landing

Doors to bedrooms and bathroom, half panelled walls, exposed floorboards.

Bedroom One

12' 4" x 11' 7" (3.77m x 3.54m)

Sash window to the front, wood flooring, loft hatch, radiator, built in storage cupboard.

Bedroom Two

12' 2" x 9' 0" (3.72m x 2.75m)

Sash window to the front, double radiator, laminate flooring.

Bedroom Three

11' 1" x 7' 2" (3.37m x 2.18m)

Upvc double glazed window to the rear, double radiator.





Bathroom

Upvc double glazed window to the side, half panelled walls, wood flooring, claw foot bath, pedestal wash hand basin, low level WC, double radiator, extractor fan.

Garage

18' 7" x 10' 0" max (5.67m x 3.05m)
Up and over door power and light supply, Floor standing 'Worcester' Oil boiler, plumbing for washing machine.

Front garden

The front garden is enclosed by a low boundary wall, mature flower and shrub borders and a pathway leads to the front door.



Rear Garden

The elevated rear terraced garden is private and quiet with a patio area, shingle entertaining area and a further lawned area, there's an outhouse with WC. and a useful log store. The rear garden is private and quiet.



Tenure

Freehold

Council Tax Band

Band

169 Lower Conham Vale

Approximate Gross Internal Area = 86.2 sq m / 928 sq ft



For illustrative purposes only. Not to scale. ID1131705
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

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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.