



140, Mount Hill Road, Hanham, Bristol, South  
Gloucestershire, BS15 9SX

£415,000



We are delighted to offer for sale this extended three-bedroom semi-detached family home which is in the popular Hanham area. The property, which is now in need of some updating however, provides generously proportioned accommodation briefly comprises entrance porch, entrance hallway, cloakroom, lounge with bay window, separate dining room, kitchen, breakfast room and conservatory and utility cupboard to the ground floor. To the first floor can be found three generous bedrooms the master bedroom benefiting from a bay window and a family bathroom with separate shower cubicle. The property further benefits from double glazing, gas central heating, a gated driveway leading to a tandem garage with electric door and gardens to the front, side and rear. Well placed for Kingswood and Hanham High Streets and all local amenities, early viewing is advised.



#### Entrance

The entrance to the property is through double glazed storm doors to the entrance porch.

#### Entrance Porch

Half glazed door with leaded and stained-glass side panels to the entrance hallway.

#### Entrance Hallway

Staircase to the first floor, under stair storage cupboard, utility cupboard, double radiator, dado rail, door into the lounge/diner and door into the kitchen.

#### Lounge

14' 4" into bay x 12' 4" (4.36m x 3.76m)

Double glazed leaded bay window to the front, feature fireplace with remote controlled gas fire, TV point, picture rail, radiator, multi paned glass doors to the dining room.

#### Dining Room

12' 5" x 10' 3" (3.79m x 3.13m)

Double glazed leaded window to the rear, double radiator, picture rail, feature fireplace, multi paned glass sliding doors to the lounge.

#### Kitchen

9' 0" x 7' 10" (2.74m x 2.39m)

Double glazed window to the side, range of wall and base units with square edge work surfaces and tiled walls, electric oven, gas hob, stainless steel cooker hood, space



for a fridge, double radiator, laminate tile effect flooring, stainless steel sink with mixer tap.

#### Breakfast room/Playroom

13' 1" x 6' 3" (3.99m x 1.91m)

Double glazed sky light, Upvc double glazed French doors with matching side panels to the conservatory, double radiator, inset spotlights door to utility cupboard and door to cloakroom.

#### Utility Cupboard

4' 4" x 2' 11" (1.33m x 0.90m)

Plumbing for washing machine with space for a tumble dryer above.

#### Cloakroom

4' 3" x 2' 11" (1.29m x 0.90m)

Upvc double glazed window to the side, modern white suite comprising of low-level WC, vanity wash hand basin, fully tiled walls.

#### Conservatory

10' 10" x 8' 0" max (3.31m x 2.44m)

Upvc double glazed construction on a low wall with a polycarbonate roof, French doors to the rear, tiled floor TV point.

#### First Floor Landing

Double glazed window to the side, access to loft space, dado rail, picture rail, doors into bedrooms and bi-fold door into the bathroom.







#### Bedroom One

14' 10" into bay x 9' 9" (4.53m x 2.98m)

Double glazed leaded bay window to the front, range of fitted wardrobes with matching bedside cabinets and dressing table, picture rail, TV point.

#### Bedroom Two

12' 6" x 9' 0" to wardrobes (3.81m x 2.75m)

Double glazed window to the rear, radiator, picture rail, range of fitted wardrobes with sliding doors concealing a wall mounted gas Vaillant boiler.

#### Bedroom Three

9' 5" x 7' 3" max (2.87m x 2.22m)

Double glazed leaded window to the front, radiator, range of wardrobes incorporating chest of drawers and over bed storage, picture rail.



#### Bathroom

7' 3" x 6' 4" (2.20m x 1.94m)

Upvc double glazed window to the rear, corner bath, pedestal wash hand basin, low level WC, tiled shower cubicle with glass screen, inset downlighting, heated towel rail, extractor fan, half tiled walls.

#### Tandem Garage

30' 3" x 10' 11" (9.22m x 3.34m)

Electric up and over door, courtesy door to the side, power and light supply. (Garage approached from Granny's Lane)



#### Front Garden

The front garden is enclosed by a low boundary wall and hedge, lawn area, gated access and path to the front door and gated access to the side garden.

#### Side and rear garden

The rear and side gardens have a southerly aspect, they are enclosed by wall and hedge boundary with a lawn and patio area, with access to the garage and driveway.

**Tenure** Freehold

**Local Authority** South Gloucestershire

**Council Tax Band** Council Tax Band D

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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