



109a High Street Hanham Bristol South
Gloucestershire BS15 3QG

£355,000_

A charming extended three-bedroom home located in the heart of Hanham. Anne James Estate Agents are delighted to offer this extended terraced home, brimming with character and modern comforts. The property provides spacious accommodation to include open-concept living with a generous kitchen/breakfast room, a bright and airy living/dining room with a bay window that floods the space with natural light. Upstairs, you'll find three generously sized bedrooms and a stylish refitted bathroom. Step outside to enjoy a large, well-maintained rear garden with mature borders, a lush lawn, and a further garden area with summerhouse—ideal for relaxing or entertaining guests. Further benefits include: UPVC double glazing, gas central heating and off -street parking for two vehicles. Perfectly positioned for all the amenities of Hanham High Street with vibrant local shops, cafés, schools, a library, and a community centre. Well placed for both Bristol and Bath City Centres, the Ring road and Keynsham Railway Station, early viewing of this fine property is recommended.

Entrance

The entrance to the property is through a hardwood entrance door with obscure glazed panel and window to the side into the entrance hallway.

Entrance Hallway

Staircase to the first floor, door to under stair storage cupboard, door to reception room and door to kitchen/breakfast room, radiator, cupboard housing utility meters, inset spotlights and wood flooring.

Reception Room

22' 0" x 19' 0" (6.7m x 5.8m)

Upvc double glazed bay window to the front, feature fireplace with wooden surround and tiled feature and gas fire, three radiators, TV and telephone points, double doors with match side panels to the to the kitchen/breakfast room, coving and wood flooring.

Kitchen/Breakfast Room

17' 6" x 15' 6" (5.34m x 4.72m)

Upvc double glazed window and French doors to the rear, range of wall and base units with

rolled edge works surfaces and tiled splash backs, inset ceramic 11.5 bowl sink unit with mixer top, inset gas hob with stainless steel hood above, integrated electric oven, space for a washing machine, space for a tumble dryer, space for a fridge/freezer radiator, tiled flooring, inset spot lights .

Landing

Doors to the bedrooms and bathroom, access to part boarded loft space with light and housing the gas combination boiler.

Bedroom One

11' 10" x 11' 2" (3.6m x 3.4m)

Upvc double glazed window to the front, radiator, dado rail.

Bedroom Two

12' 2" x 11' 6" (3.7m x 3.5m)

Upvc double glazed window to the rear, radiator, laminate flooring.

Bedroom Three

7' 10" x 5' 9" (2.4m x 1.75m)

Upvc double glazed window to the front, radiator, dado rail.





Family Bathroom

7' 8" x 6' 3" (2.33m x 1.9m)

Upvc double glazed obscure window to the rear, refitted modern white suite comprising of a panel bath with rainfall shower over and shower attachment, low level WC with concealed cistern, vanity wash hand basin, fully tiled walls, heated towel rail, extractor fan, .

Front garden

There is gated access to a pathway leading to the front door, enclosed by a low boundary wall with mature flower and shrub borders.



Rear Garden

There is an enclosed rear garden which is mainly laid to lawn with mature flower and shrub borders, a generous patio area, an outside tap and lighting and gated access to parking for two vehicles. (access via lane) There is a further garden with a summerhouse ideal for entertaining and BBQ's.

Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax Band

Council Tax Band A



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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