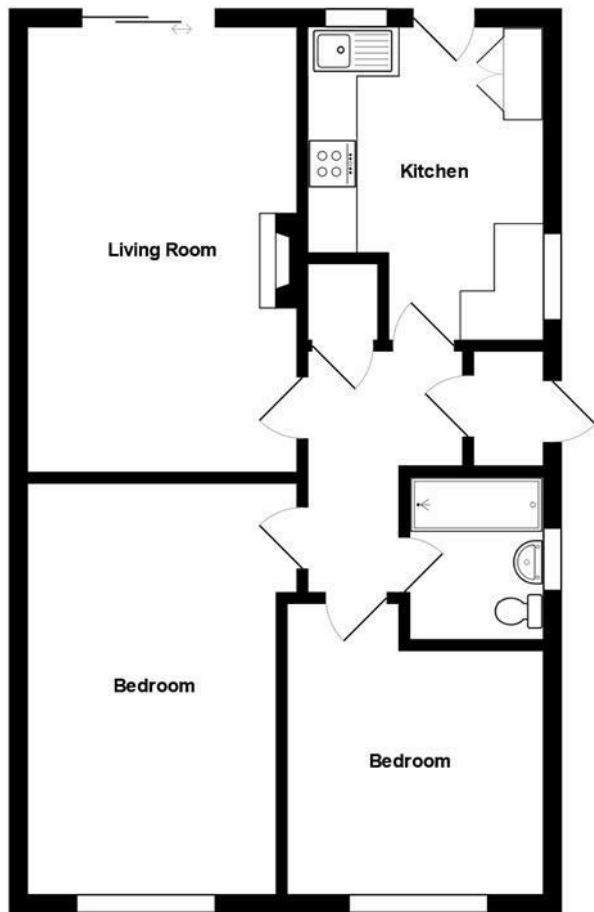
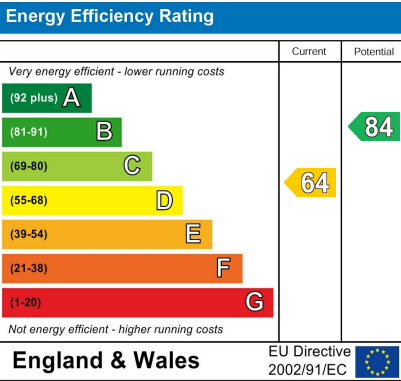




Total Area: 69.7 m² ... 750 ft²
All measurements are approximate and for display purposes only.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
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DAVIES & WAY

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22 Mount Gardens, Hanham, Bristol, BS15 8NY



£320,000

Situated in a quiet cul de sac location, this two double bedroom bungalow offers space ideal for those downsizing.

- Bungalow ▪ Semi detached ▪ Entrance hallway ▪ Living room ▪ Kitchen ▪ Two bedrooms ▪ Bathroom ▪ Driveway ▪ Garage ▪ Rear Garden



22 Mount Gardens, Hanham, Bristol, BS15 8NY

Located in a quiet cul de sac location, this well cared for two double bedroom bungalow offers good sized accommodation well suited to those downsizing.

Internally the bungalow is entered through an entrance porch that leads to a welcoming entrance hallway. The hallway provides access to each room which includes a generous sized living room with sliding doors to the rear garden, a well proportioned kitchen, two double bedrooms and a shower room.

Further benefits of the home include a driveway accessed via a dropped kerb which leads to a single detached garage and a low maintenance rear garden of mainly laid to patio ideal for outdoor dining and well established shrubbery.

INTERIOR

GROUND FLOOR

ENTRANCE PORCH 1.3m x 0.4m (4'3" x 1'3")

Wooden glazed door to entrance hallway.

ENTRANCE HALLWAY 2.7m x 2.5m (8'10" x 8'2")

to maximum points. Access to ground floor rooms and to loft via hatch. Airing cupboard radiator and power points.

LIVING ROOM 5.4m x 3.3m (17'8" x 10'9")

Double glazed sliding doors with direct access to rear garden, electric feature fireplace, radiator and power points.

KITCHEN 4m x 2.9m (13'1" x 9'6")

Double glazed windows to both side and rear aspect, door providing direct access to rear garden, matching wall and base units with laminate work surfaces over, space for white goods, stainless steel sink with taps over and tiled splashbacks to wet area. Two pantry cupboards, radiator and power points.

BEDROOM ONE 5.1m x 3.1m (16'8" x 10'2")

Double glazed window to front aspect, radiator and power points.

BEDROOM TWO 3.1m x 3.6m (10'2" x 11'9")

Double glazed window to front aspect, radiator and power points.

BATHROOM

Double glazed obscured window to side aspect, walk in shower cubicle off mains with sliding glass panel door, pedestal sink with hot and cold taps, low level WC, tiled walls and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to chipping to provide a low maintenance

garden, laid to concrete creating driveway accessed via a dropped kerb and leading to garage.

REAR GARDEN

Mainly laid to patio with a mix of well established shrubbery and gated side access.

GARAGE 4.5m x 2.4m (14'9" x 7'10")

Up and over garage door and lighting.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority: South Gloucestershire.

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

Mobile phone signal: Outside EE O2, and Vodafone - all likely available (Source - Ofcom).

This property is subject to probate.

This property is within an historic coal mining area.

