



30 RIVERSIDE WAY  
HANHAM  
BRISTOL  
BS15 3TP  
£315,000



**OFFERED TO THE MARKET WITH NO ONWARD CHAIN, CAN BE FOUND THIS TWO BEDROOM SEMI-DETACHED HOME, SAT ON A SIZEABLE CORNER PLOT BURSTING WITH POTENTIAL.**

**Positioned in a popular residential area within Hanham village, the property enjoys a quiet walk way position, and is within easy reach of local amenities & surrounding green spaces. Having served as a long term home, this well-proportioned property now offers an excellent opportunity for those wanting to make their mark on something. The property welcomes with an entrance porch, opening to a full width lounge to the front aspect, whilst a kitchen/breakfast room sits to the back. A rear lobby off the kitchen acts as a practical utility area. To the first floor, the property offers two bedrooms, and a three piece bathroom.**

**Externally, the property enjoys a large wrap around plot, currently presented with mature flower beds, shrubs and hedgerows. Whilst to the rear, a generous sized low maintenance garden can be found, benefiting from & private aspect. The corner plot offers ample future proofing opportunities, lending itself to a range of extensions (STPP) for those wanting to grow with their home. Nearby, a single garage within a block offers practical storage, or off street parking.**

**Sure to appeal to an array of buyers, an early viewing comes highly recommended.**

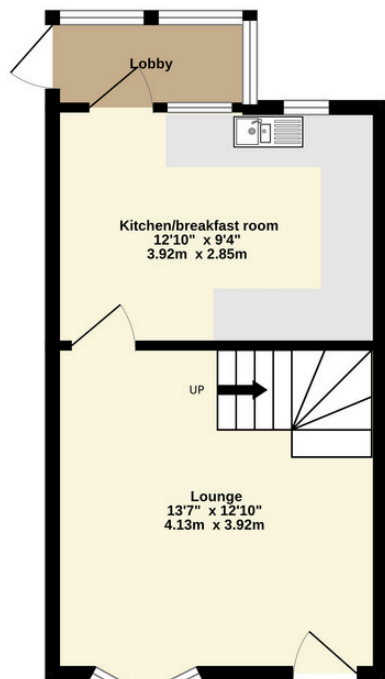




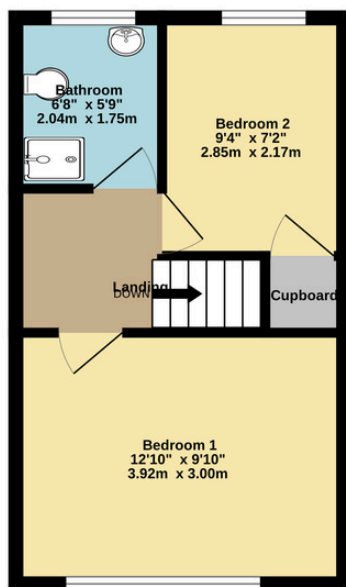




Ground Floor  
315 sq.ft. (29.3 sq.m.) approx.



1st Floor  
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy performance certificate (EPC)

30 Riverside Way Hanham BRISTOL BS15 3TP	Energy rating <b>C</b>	Valid until:	12 February 2035
		Certificate number:	7135-9722-2400-0857-6292

Property type	Semi-detached house
Total floor area	55 square metres

## Rules on letting this property

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

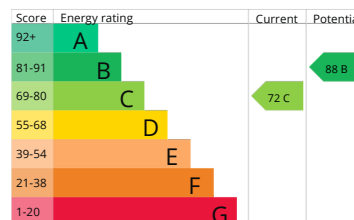
You can read [guidance for landlords on the regulations and exemptions](#).

<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>.

## Energy rating and score

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

[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



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