

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Entrance porch
- Hallway
- Living room 12'3" x 13'4" (3.73 x 4.06)
- Dining room 12'7" x 11'8" (3.84 x 3.56 (3.83 x 3.55))
- Living/family room 10'7" x 14'9" (3.23 x 4.50 (3.22 x 4.49))
- Kitchen 8'11" x 7'7" (2.72 x 2.31)
- Utility 5'7" x 3'1" (1.70 x 0.94)
- W.C. 5'2" x 2'11" (1.57 x 0.89)
- First floor landing 13'1" x 12'7" (3.99 x 3.84 (3.98 x 3.83))
- Bedroom 12'6" x 10'11" (3.81 x 3.33)
- Bedroom 8'7" x 6'11" (2.62 x 2.11)
- Bathroom 5'9" x 8'5" (1.75 x 2.57)
- Second floor landing
- Bedroom 9'8" x 12'0" (2.95 x 3.66 (2.94 x 3.65))
- En suite 6'6" x 6'3" (1.98 x 1.91)



- Lounge/diner
- Kitchen/family room
- Downstairs W.C and utility
- Four bedrooms plus en suite
- Well tended garden
- Parking
- Gas central heating
- Off street parking

PROPERTY TYPE House - Semi-Detached

BEDROOMS 4

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING D

COUNCIL TAX BAND C



Beautifully presented, extended family home with large through lounge/diner, I-shaped kitchen/family room, downstairs w.c. and utility. At the first floor are three bedroom and a family bathroom, and at the second floor is another bedroom with an en suite. Off street parking, and well tended, enclosed lawned rear garden raised decking and additional seating area.



the location

Set in a prime Hanham location, a short walk from the high street, with its range of local shops, restaurants and cafes, Hanham woods leading down to the river, Gover playing fields and Conham river park are all within walking distance as is the local junior and senior school. Bristol 3.4 miles Bath 9 miles.



what the owners will miss

We have loved living here whilst our children grew up and went to the local schools. With Hanham high street on the doorstep, and lovely local walks, this has been a great place to raise a family.



just a thought...

If you hadn't considered Hanham before, this could be the one! Sizeable accommodation, close to a thriving high street, with green space, local schools and amenities, the cycle track and easy access to Bristol city centre.