





PROPERTY TYPE House - Semi-Detached

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 3

EPC RATING C

COUNCIL TAX BAND B



A well presented an deceptively spacious extended four bedroomed house situated within easy reach of Hanham High Street on the popular Victoria Road location. The well proportioned accommodation comprises entrance hall, lounge, kitchen/diner, utility room, cloakroom and second reception room. To the upper floor there are three double bedrooms with one en suite and dressing area , single bedroom and separate family bathroom. The property further benefits from block paved driveway to the side providing off street parking and good size enclosed rear garden with artificial grass and wood decking areas.



## the location

Situated within easy walking distance of Hanham High Street with local shops and facilities with Longwell Green retail park a short distance away and good transport links in to the City Centre. Bristol 3.4 miles Bath 8.7 miles

## what the owners will miss

*We will miss the size of the house and the sunny rear garden and local facilities within easy reach.*



## just a thought...

A viewing is recommended to appreciate all this well presented spacious home has to offer.