

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, 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.

£12.60 per annum ground rent payable

- Entrance porch 2'1" x 5'7" (0.66 x 1.71)
- Hallway 14'5" x 6'0" (4.40 x 1.84)
- Living Room 12'9" x 11'9" (3.89 x 3.59)
- Dining Room 11'2" x 10'5" (3.41 x 3.18)
- Kitchen 17'8" x 7'5" (5.41 x 2.27)
- First Floor Landing 12'10" x 10'8" (3.93 x 3.26)
- Bedroom 11'3" x 10'9" (3.44 x 3.30)
- Bedroom 8'7" x 7'4" (2.63 x 2.25)
- Bathroom 5'6" x 7'3" (1.69 x 2.21)
- Second floor landing 15'4" x 13'7" (4.68 x 4.16)
- Bedroom 7'7" x 3'0" (2.33 x 0.92)
- En Suite



- Living Room
- Dining Room
- Kitchen
- Four bedrooms
- Family bathroom
- En suite to master
- Driveway plus garage
- Enclosed rear garden

PROPERTY TYPE House - Semi-Detached

BEDROOMS 4

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING E

COUNCIL TAX BAND C



A well presented and extended four bedroom semi detached house situated in this popular location, which has been well maintained by the current owners. The accommodation comprises entrance hall, lounge, dining room and extended kitchen. To the upper floor, there are three bedrooms and family bathroom with steps leading to further double bedroom with en suite facilities. The property further benefits from driveway to the front, providing off street parking leading to the garage to the side, and good size, enclosed rear garden. Ideally situated within easy reach of local schools and amenities.



the location

Ideally located for local amenities including Doctors surgery and local junior and senior schools, Gover Road playing fields and access to the cycle track, and the lovely wooded walks of Hencliffe/Hanham woods are at the end of the road. The facilities of Hanham High Street are a short walk and the more comprehensive leisure and shopping facilities of Longwell Green district centre, with leisure centre, cinema and retail shops, including Marks and Spencers and Costa Coffee, are also a short distance away. Bristol 3.7 miles Bath 8.7 miles

what the owners will miss

We will miss our sunny and spacious garden for all-year-round outdoor activities and dining, the bright and adaptable rooms which can be altered to suit your needs and preferences and the walking distance to shops, local parks, and the woodland



just a thought...

Extended homes of this nature rarely remain available for long and an early viewing is highly recommended.