

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
- Entrance hall
- 5'9" x 9'4" (1.76 x 2.87)
- Cloakroom
- 3'8" x 6'3" (1.14 x 1.93)
- Lounge
- 13'1" x 13'0" (4.01 x 3.98)
- Dining room
- 15'0" x 8'9" (4.59 x 2.69)
- Conservatory
- 11'3" x 8'9" (3.43 x 2.67)
- Kitchen
- 10'9" x 8'10" (3.29 x 2.71)
- Utility room
- 10'6" x 5'8" (3.22 x 1.73)
- Bedroom 1 with ensuite shower room
- 13'2" x 10'0" (4.02 x 3.06)
- Bedroom 2
- 9'0" x 12'0" (2.76 x 3.68)
- Bedroom 3
- 7'6" x 9'1" (2.31 x 2.77)
- Bedroom 4
- 6'10" x 9'1" (2.09 x 2.78)
- Bathroom
- 6'10" x 6'2" (2.10 x 1.90)
- Front garden
- Side garden
- Rear garden
- Driveway
- Garage



- Four bedroom link detached
- Entrance porch
- Entrance hall
- Cloakroom
- Lounge
- Dining room
- Kitchen and Utility room
- Conservatory
- Front side and rear gardens
- Driveway and garage



PROPERTY TYPE House - Link Detached

BEDROOMS 4

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND E



A four bedroom link detached property situated in this popular location in Hanham offered for sale with no onward chain. In need of renovation and modernisation this family home offers scope to mould in to a family home with your own personal touch of style and decor. The accommodation comprises entrance porch, entrance hall, cloakroom, lounge leading to to the dining room, conservatory, kitchen and utility room with access in to the garage. To the upper floor there are four bedrooms with ensuite shower area in the master bedroom and separate bathroom. There is a driveway to the front leading to the garage and good size enclosed front side and rear gardens.



## the location

Set a short distance from Hanham high street, and it's range of shops and restaurants, Longwell Green district centre is also a short walk or drive away with retail stores including Marks & Spencer, Next and Costa Coffee. With lovely walks over the Hanham hills and nearby Conham river park, Gover Road playing fields are also on the doorstep, Hanham Common is 1/2 mile away. Bristol 3.9 miles Bath 8.6 miles

*Offered for sale with no onward chain !!*



## just a thought...

If you are looking for a good size four bedroom family home to improve then a viewing is recommended to appreciate the potential this property has to offer.