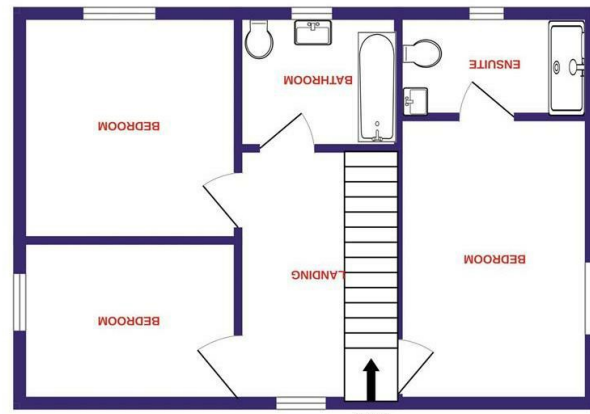
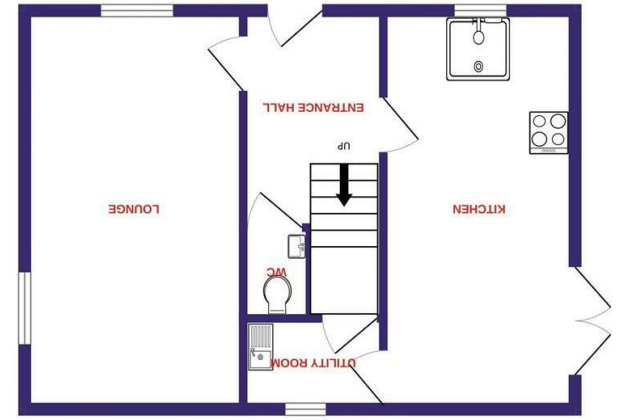


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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.

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 or mis-statement. This plan is 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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1ST FLOOR



GROUND FLOOR

Hallway

Lounge
 18'6" x 9'11" (5.64 x 3.02)

Kitchen/diner
 18'3" x 8'9" (5.56 x 2.67)

Utility room
 6'5" x 4'2" (1.96 x 1.27)

WC
 6'5" x 4'2" (1.96 x 1.27)

First floor landing

Bedroom
 8'11" x 13'1" (2.72 x 3.99)

En suite
 8'4" x 4'9" (2.54 x 1.45)

Bedroom
 9'1" x 10'7" (2.77 x 3.23)

Bedroom
 9'10" x 7'5" (3.00 x 2.26)

Bathroom
 7'3" x 6'2" (2.21 x 1.88)

Management charges - £215.77 per annum



- Lounge
- 18' Kitchen/diner
- Utility & WC
- Three bedrooms with en suite to master
- South facing rear garden
- Garage & parking
- Gas central heating
- Garage & additional parking

4 Faithfields Close, Hanham, Bristol, South Gloucestershire, BS15 3FW

Asking Price £440,000 Freehold

PROPERTY TYPE House - Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING B

COUNCIL TAX BAND D



Built approximately three years ago by Belway Homes beautifully presented detached home. With accommodation comprising lounge, 18' kitchen/diner, plus the addition of a utility room. To the first floor are three bedrooms with the benefit of an en suite to the master. the home further boasts gas central heating, south facing garden with a large patio area, lovely views towards the Mendip Hills, extra large detached garage plus two parking spaces. Viewing advised



the location

Conveniently placed for all good local amenities, including access to Hanham high street, Gallagher retail park and Longwell Green district centre. Being close to parkland and fields, there are also local wooded and river walks nearby, and for the commuter, the Bristol to Bath cycle track, and Avon ring road, are easily accessible. Bristol 3.8 miles Bath 8.5 miles



what the owners will miss

We will miss our lovely south facing garden and the views towards the Mendip Hills.



just a thought...

If you are looking for a home that you can move straight into, this could be the one! Extremely well presented, immaculate throughout.