

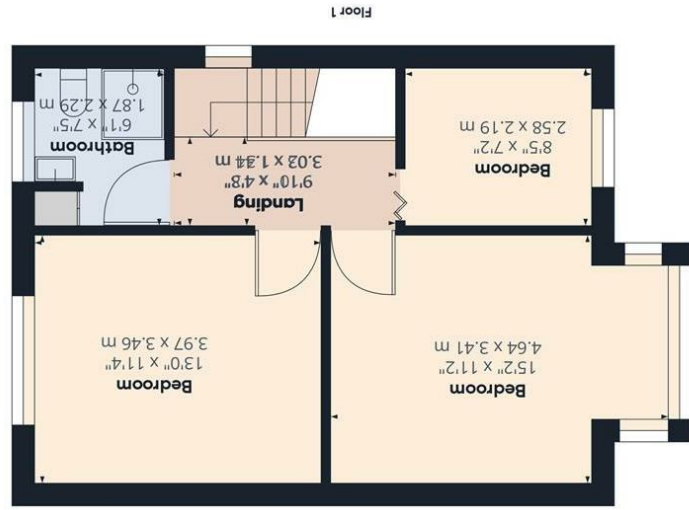
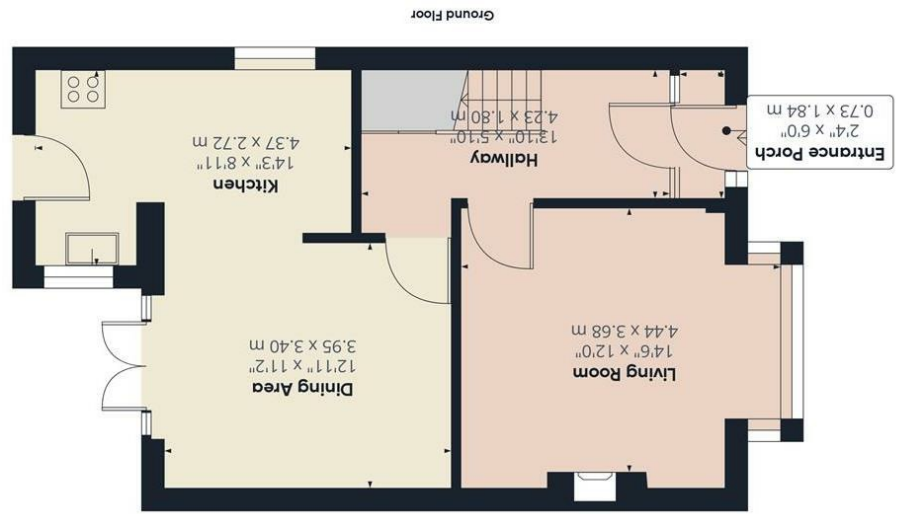
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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 14'6" x 12'0" (4.44 x 3.68)
- Kitchen Area 14'4" x 8'11" (4.37m x 2.72)
- Dining Area 12'11" x 11'1" (3.95 x 3.40)
- First Floor Landing
- Bedroom 15'2" x 11'2" (4.64 x 3.41)
- Bedroom 13'0" x 11'4" (3.97 x 3.46)
- Bedroom 8'5" x 7'2" (2.58 x 2.19)
- Bathroom 6'1" x 7'6" (1.87 x 2.29)

Approximate total area 1026.44 ft² 95.36 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. GIRAFFE360



- Sitting room
- Kitchen/diner
- Three Bedrooms
- Large lawned rear garden
- Garage
- Additional parking
- Set close to green space
- Viewing advised

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING E

COUNCIL TAX BAND D



Beautifully presented semi detached family home set on what must be considered one of Hanham's most desirable roads. Entrance hallway, sitting room, open plan kitchen/dining room, with contemporary gloss units, opening onto patio area and large lawned garden, with sunny aspect. With three bedrooms, and an upstairs shower room, there is ample off street parking and a detached garage.



the location

Conveniently placed close to all good local amenities, including Hanham high street with it's range of shops and amenities, local Junior and Senior schools, are within walking distance. The Avon ring road and Bristol to Bath cycle path are easily accessible, with the more comprehensive shopping facilities of Gallagher retail park, at nearby Longwell Green. Bristol 3.5 miles Bath 9.4 miles

what the owners will miss

We will miss the lovely neighbours, the convenience of the high street, school plus the great nature walks.



just a thought...

If you are looking for a well presented character home, set close to green space and local amenities, this home will prove ideal! Beautifully presented, improved and well maintained by the current owners, this really is a home that is ready to move into!