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- Hallway** 12'7" x 6'2" (3.84 x 1.89)
- Lounge Area** 11'5" x 12'5" (3.48 x 3.80)
- Dining Area** 11'6" x 10'5" (3.51 x 3.19)
- Kitchen** 14'11" x 8'2" (4.56 x 2.51)
- First Floor Landing** 3.18 m<sup>2</sup>
- Bedroom** 11'5" x 11'4" (3.48 x 3.47)
- Bedroom** 11'4" x 11'1" (3.47 x 3.40)
- Bedroom** 8'5" x 7'9" (2.57 x 2.37)
- Bathroom**
- Loft Room** 10'11" x 17'3" (3.35 x 5.27)



- Lounge/Diner
- Kitchen
- Three bedrooms
- Family bathroom
- Loft room
- Enclosed rear garden
- Ample off street parking
- Some modernisation required

32 Marion Road, Hanham, Bristol, BS15 3LF  
**£330,000** Freehold

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING E

COUNCIL TAX BAND C



A well proportioned semi detached family home in popular convenient locality. Although requiring some updating and modernisation, this property will provide the basis for a comfortable family home. With entrance hallway, lounge/diner, kitchen, three bedrooms, plus loft room and a family bathroom. With ample off street parking to the front, and an enclosed garden to rear.



### the location

Set on the edge of Hanham, with nearby wooded walks, the Elm Tree pub and local shops at Memorial Road, are a short walk away. Both the local junior and senior schools are easily accessible. The more comprehensive shopping facilities of Hanham high street and Longwell Green district centre are a short drive away. Bristol 4.0 miles Bath 8.9 miles



### what the owners will miss

*We will miss our neighbours, who are friendly and will always stop and have a chat and will help you should you need them. We have an abundance of wildlife (foxes, badgers, deer, squirrels and various birds) that come up from nearby Hencliffe Woods. Watching the wildlife in person or on the camera has been both joyous and fun.*



### just a thought...

Although needing updating, this is a well proportioned home in an excellent location. All good local amenities nearby yet with green space, wooded and river walks literally on your doorstep! Ideal for those wishing to make their own mark on your home. This is one to add to your viewing list.