

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.

- Hallway
- Living/Dining Room 21'5" x 11'1" (6.54 x 3.40)
- Kitchen 22'1" x 9'7" (6.75 x 2.94)
- Dining Room 9'5" x 11'5" (2.89 x 3.50)
- Bedroom 10'10" x 13'6" (3.32 x 4.13)
- Bedroom 9'1" x 10'0" (2.77 x 3.05)
- Bedroom 7'11" x 9'10" (2.42 x 3.02)
- Bathroom 8'6" x 5'10" (2.60 x 1.80)
- Loft Room 16'9" x 11'6" (5.13 x 3.53)
- Dressing Area 7'8" x 5'3" (2.34 x 1.62)
- Shower Room 7'1" x 8'5" (2.18 x 2.57)



- Living/Dining Room
- Kitchen
- Three/Four Bedrooms
- Family Bathroom
- Loft Area with Dressing Area & Shower Room
- Pleasant, Rear Garden
- Garage & Parking

PROPERTY TYPE Bungalow

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 4

EPC RATING

COUNCIL TAX BAND D



A rare opportunity to acquire a bungalow style home overlooking Hanham Common. Entrance hallway, three/four bedrooms, good sized lounge, kitchen, loft room with dressing area and shower room, plus a family bathroom, with off street parking to the front, a garage and a pleasant, enclosed rear garden.



the location

Set in an enviable location on the edge of Hanham, local shops are available at nearby Memorial Road and the more comprehensive facilities of both Hanham High Street, and the retail park at Longwell Green being easily accessible. Set close to Hencliffe Woods, offering wooded and riverside walks along the Avon Valley. There are both good local junior and senior schools within easy walking distance. Bristol 3.9 miles Bath 8.8 miles.

Rare opportunity!



just a thought...

Deceptively spacious, this home needs to be viewed internally to appreciate all that it has to offer, with flexible, adaptable accommodation over two levels, this home could suit a family or a downsizing couple. Viewing highly recommended.