

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 13'5" x 5'6" (4.09 x 1.70)
- Living Room 12'7" x 15'7" (3.85 x 4.77)
- Kitchen/Diner 12'10" x 9'6" (3.92 x 2.91)
- First Floor Landing
- Bedroom 12'11" x 9'4" (3.95 x 2.85)
- Bedroom 12'7" x 9'4" (3.85 x 2.85)
- Bedroom 9'1" x 6'0" (2.78 x 1.84)
- Bathroom 5'6" x 6'0" (1.70 x 1.84)



- Living Room
- Kitchen/Diner
- Three Bedrooms
- Gardens to Front and Rear
- Double Glazing
- Gas Central Heating
- No Chain

133 Woodyleaze Drive, Hanham, Bristol, BS15 3BS
£280,000 Freehold

PROPERTY TYPE House

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



Three bedroom home in popular location close to the heart of Hanham. Entrance hallway, living room, kitchen/diner, three bedrooms and an upstairs bathroom. With gardens to front and rear, double glazing and gas central heating. Offered for sale with no onward chain!



the location

Convenient location, with good local schools, Greenbank playing fields and the shops and facilities of Hanham high street, all within walking distance. The more comprehensive facilities of Kingswood and the retail park at Longwell Green, with gym and cinema complex are within a short drive. Bristol 3.8 miles Bath 8.8 miles

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just a thought...

Although requiring some updating and modernisation, this is a well proportioned home, giving an opportunity for a young family wishing to finish to their own standards. Competitively priced, this is one that is sure to generate a great deal of interest!