

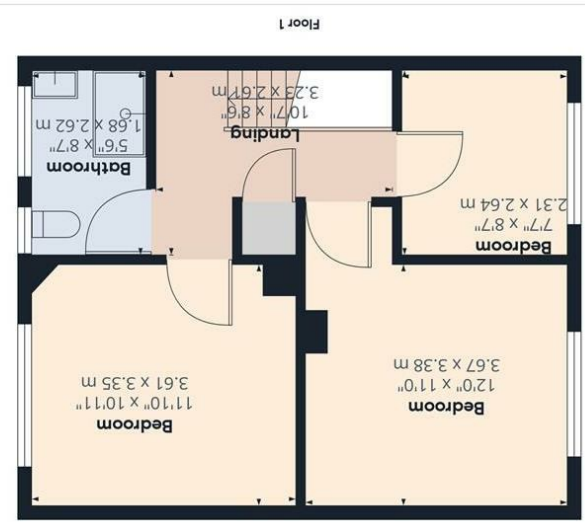
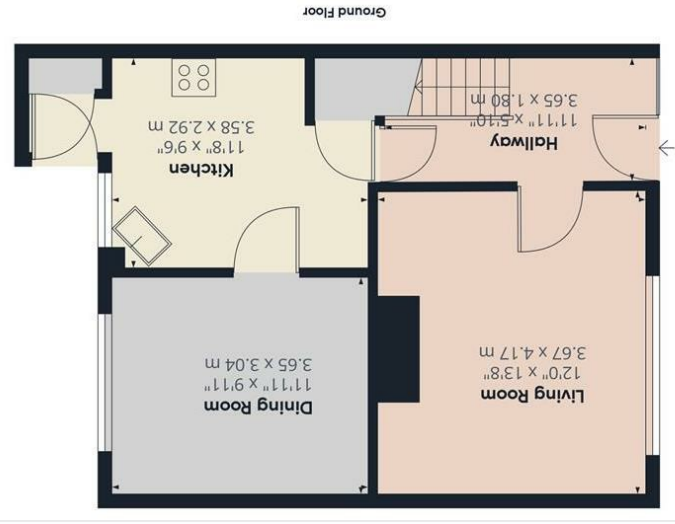
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property 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 11'11" x 5'10" (3.65 x 1.80)
- Living Room 12'0" x 13'8" (3.67 x 4.17)
- Dining Room 11'11" x 9'11" (3.65 x 3.04)
- Kitchen 11'8" x 9'6" (3.58 x 2.92)
- First Floor Landing
- Bedroom 12'0" x 11'1" (3.67 x 3.38)
- Bedroom 11'10" x 10'11" (3.61 x 3.35)
- Bedroom 7'6" x 8'7" (2.31 x 2.64)
- Bathroom 5'6" x 8'7" (1.68 x 2.62)

Approximate total area 86.91 m²
 935.48 ft²

(1) Excluding balconies and terraces.

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



- Popular Hanham/Kingswood borders
- Living Room
- Dining Room
- Kitchen
- Three Bedrooms
- Garage
- Off Street Parking
- Enclosed Rear Garden
- No Chain

4 Grannys Lane, Hanham, Bristol, BS15 9NH
Asking Price £330,000 Freehold

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 2

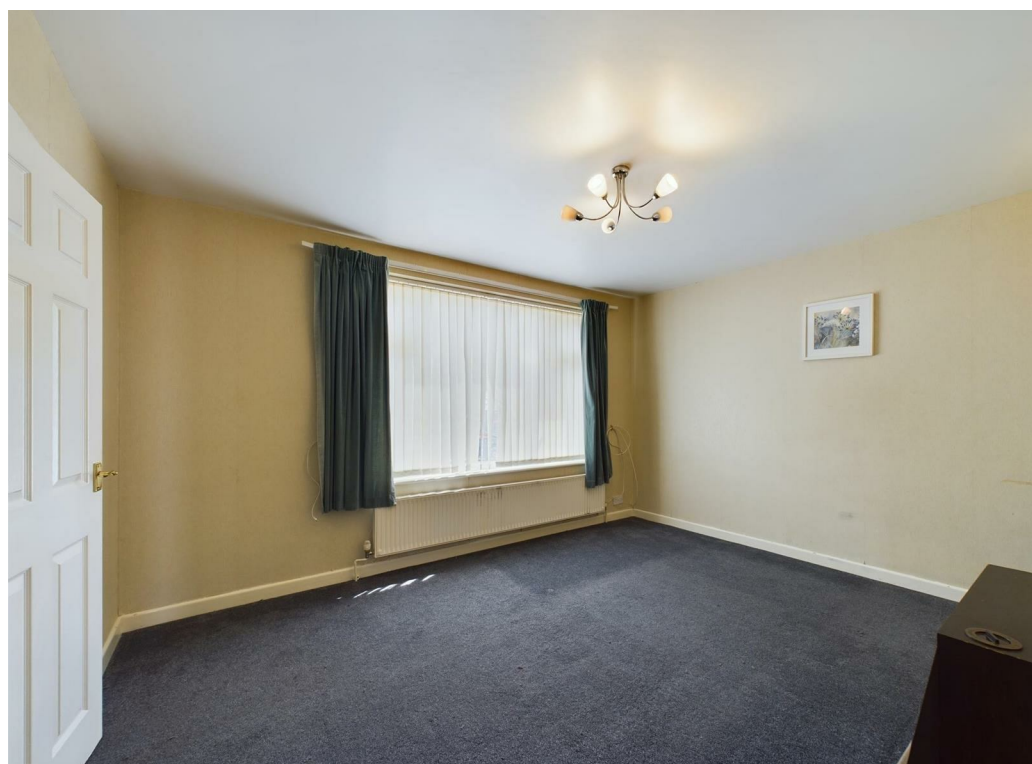
BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C



Three bedroom semi detached home, set in on the Hanham/Kingswood border. With two reception rooms, three good size bedrooms and upstairs bathroom. Further benefits include gas central heating, garage and off street parking. Offered for sale with no onward chain!



the location

Giving good access to the Avon ring road, which in turn leads to the M32/M4/M5 motorway networks and being set a short distance from Longwell Green district centre, offering an array of facilities including Marks and Spencers, Next, Costa, a cinema complex, gym, and swimming pool. Walks in Cock Road Ridge are within easy reach, providing a peaceful escape. Bristol 4.2 miles Bath 8.8 miles

Offered for sale with no onward chain!



just a thought...

If you hadn't considered this side of Hanham, this could be the one, excellent access to the ring road, the green walks of Cock Road Ridge, local shops and facilities plus schools. Ideal family home.