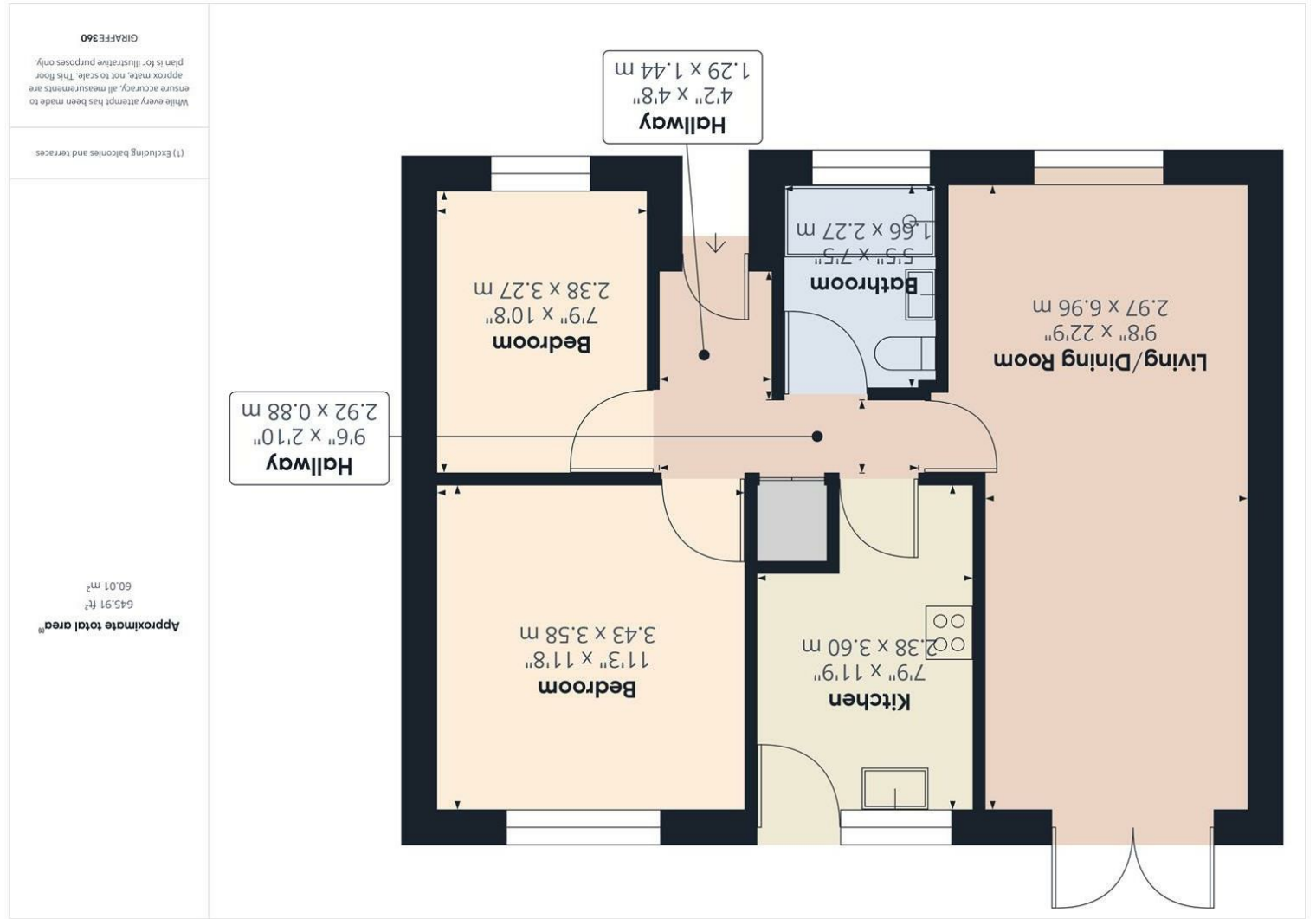


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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 4'2" x 4'8" (1.29 x 1.44)
- Living/Dining Room 9'8" x 22'10" (2.97 x 6.96)
- Kitchen 7'9" x 11'9" (2.38 x 3.60)
- Bedroom 11'3" x 11'8" (3.43 x 3.58)
- Bedroom 7'9" x 10'8" (2.38 x 3.27)
- Bedroom 5'5" x 7'5" (1.66 x 2.27)



- Beautifully presented detached bungalow
- Lounge/diner
- Modern kitchen and bathroom
- Well tended gardens
- Gas central heating
- Good decorative order
- Garage remote electric up and over door
- Solar panels (please ask for further information)

87 Footshill Close, Hanham, Bristol, BS15 8HG
Asking Price £360,000 Freehold

PROPERTY TYPE Bungalow - Detached

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING B

COUNCIL TAX BAND D



Beautifully presented detached bungalow home. Entrance hallway, good size lounge/diner, modern kitchen and bathroom, two double bedrooms, garage with remote electric up and over door, driveway with beautifully maintained, tended gardens with sunny aspect all day.



the location

Set in a semi elevated position, in this super, convenient location, offering excellent access to the shopping facilities of both Hanham and Kingswood. With pleasant rooftop views towards the Mendips to the front, the gardens enjoy a sunny aspect all day, with two pleasant seating areas in the rear garden to make the most of this. Within close proximity to Bristol and Bath cycle track, the Avon ring road and nearby Longwell Green retail park. Bristol 3.4 miles Bath 9.1 miles



what the owners will miss

It took me over two years to finally decide I needed to move due to my health. This has been the nicest area I have lived in, the Neighbours here are fantastic, so friendly and incredibly helpful, so many facilities close by, within a few minutes walking distance. Two pubs within a few minutes' walk, Local Co-op, 5 minute walk, a good selection of supermarkets within a few minutes' drive.



just a thought...

If you hadn't considered this locality before, this bungalow could change your mind! Set in beautiful gardens, with commanding views, this home offers convenience, yet with a surprising degree of tranquility and privacy. With both solar panels and garage with remote electric up and over door, this an efficient and easy home to live in.