

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.



- Beautifully presented
- Good size lounge and dining area
- Modern high gloss kitchen
- Playroom/cinema room
- Utility and downstairs wc
- Four Bedrooms
- Loft Room
- Parking
- Child friendly rear garden

PROPERTY TYPE House - Semi-Detached

BEDROOMS 4

RECEPTION ROOMS 1

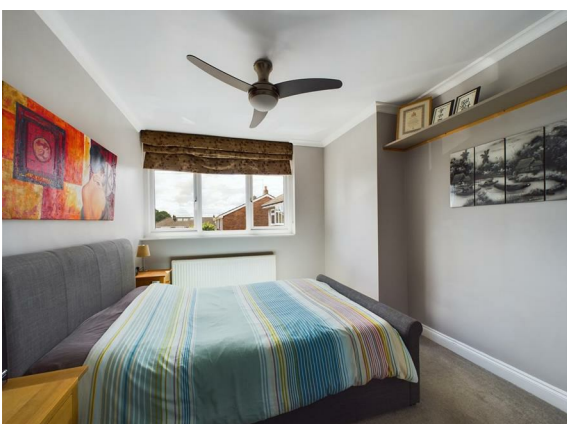
BATHROOMS 2

EPC RATING D

COUNCIL TAX BAND D



Beautifully presented and sizeable semi detached family home, entrance hallway, good size lounge and dining area, modern high gloss kitchen, playroom/cinema room plus utility and downstairs w.c. At the first floor are four bedrooms (the master with en suite bathroom and dressing area). The loft has been converted into an additional room which could be used for a variety of uses. There is off street parking to the front, a storage area and a lovely walled, enclosed, child friendly rear garden.



the location

Set in a super, convenient cul de sac location, the local school is literally at the end of the road, and all the benefits of Hanham high street are a short walk away. Despite the homes proximity to all good local amenities it has a lovely private garden backing onto the greenspace of the Folk Centre, offering a good degree of privacy. There are nearby green, wooded and river walks. plus the retail park at Longwell Green with its leisure centre and range of national retailers, is a short drive away. Bristol 3.3 miles Bath 8.8 miles

what the owners will miss

We will miss the easy access to the shops, schools and riverside walks,



just a thought...

Despite being in the centre of Hanham and close to town, this spacious beautifully presented family home, still offers a lovely garden, and a sense of space. A complete house that really is ready to move into this is one not to be missed!